

**Subject:** Re: Regarding current existing ICE Warwick Lease  
**Date:** Wed, 1 May 2019 20:07:25 +0000 (UTC)  
**From:** Thomas Mcnaughton (b) (6) @verizon.net>  
**To:** andrew.forbes@gsa.gov  
**Cc:** (b) (6) @aol.com, mike.strobel@gsa.gov, (b) (6) @aol.com  
**Message-ID:** <786558460.3024295.1556741245114@mail.yahoo.com>  
**MD5:** 4ff088f635eae7122e7498a3f1afd92c

Mr. Forbes,

Afternoon.

What is the status of the extension?

Tom

-----Original Message-----

From: Andrew Forbes - 1PTA <andrew.forbes@gsa.gov>  
To: Tom (b) (6)  
Cc: (b) (6) >; Michael Strobel - 1PRL <mike.strobel@gsa.gov>; Doreen Scola (b) (6)  
Sent: Thu, Apr 25, 2019 3:28 pm  
Subject: Re: Regarding current existing ICE Warwick Lease

Thank you Tom. Reviewing internally now.

Andrew Forbes

Asset Manager  
Portfolio Management Division

Public Buildings Service  
New England Region  
U.S. General Services Administration  
10 Causeway Street, Room 1100

Boston, MA 02222

Cell: (b) (6)  
Desk: 617-531-9101

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On Thu, Apr 25, 2019 at 3:17 PM Tom <(b) (6)> wrote:

Mr. Forbes,

Afternoon. Enclosed is the VAS response to the Government extension offer.

Tom

Sent from [Mail](#) for Windows 10

**From:** [Tom](#)  
**Sent:** Wednesday, April 24, 2019 4:33 PM  
**To:** [Andrew Forbes - 1PTA](#)

**Cc:** (b) (6); [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** RE: Regarding current existing ICE Warwick Lease

Mr. Forbes,

Afternoon.

Appreciate the reminder. Time flies when you're having fun. VAS is in the process of reviewing the Government proposal and will have a response for you in the near future.

Tom

Sent from [Mail](#) for Windows 10

**From:** [Andrew Forbes - 1PTA](#)  
**Sent:** Wednesday, April 24, 2019 9:03 AM  
**To:** [Tom](#)  
**Cc:** (b) (6); [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Hi Tom,

Any chance you've reviewed our proposal any further? To reiterate again, it's a proposal of a 24 month extension, with 18 months of those firm, with termination notice period beginning in month 15 of the extension with rent to remain the same. Thanks.

Andrew Forbes  
Asset Manager  
Portfolio Management Division  
Public Buildings Service  
New England Region  
U.S. General Services Administration  
10 Causeway Street, Room 1100  
Boston, MA 02222  
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On Thu, Apr 18, 2019 at 8:24 AM Andrew Forbes - 1PTA <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)> wrote:  
And just to be clear, we will have proposed termination rights three months prior to the firm term ending. So in this case, we would need to give the termination notice by July 31st(approx) for the firm term ending October 31st, in the event we need to give notice early.

Andrew Forbes  
Realty Specialist  
GSA-PBS-1PRL  
617-283-4350

On Apr 17, 2019, at 5:11 PM, Tom <(b) (6)> wrote:

Mr. Forbes,

Afternoon.

Just want to be clear; GSA is requesting an extension of the current lease and proposing a 24 month term of which 18 months is firm and 6 months soft term, correct?

What is the proposed termination right in the soft term?

Tom

Sent from [Mail](#) for Windows 10

**From:** [Andrew Forbes - 1PTA](#)  
**Sent:** Tuesday, April 16, 2019 5:03 PM  
**To:** [Tom](#)  
**Cc:** [\(b\) \(6\)](#); [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Hi Tom

After speaking with our leasing leadership here in Region 1, the GSA would entertain the possibility of a 24 month extension with 18 months of that firm at the current rate.

Andrew Forbes  
Realty Specialist  
GSA-PBS-1PRL  
[\(b\) \(6\)](#)

On Apr 12, 2019, at 4:24 PM, Tom <[\(b\) \(6\)](#)> wrote:

Mr. Forbes,

Afternoon.

VAS appreciates your proactive stance and looks forward to seeing the documents for the proposed lease extension. There is a point that we wish to clarify in that the price quoted in the VAS proposal is for the 24 month firm term.

We would like to have the extension in place before the current lease expires so a prompt response would be appreciated.

Again, VAS looks forward to the Government proposal.

Tom

Sent from [Mail](#) for Windows 10

**From:** [Andrew Forbes - 1PTA](#)  
**Sent:** Monday, April 8, 2019 10:29 AM  
**To:** [Tom](#)  
**Cc:** [\(b\) \(6\)](#); [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Hello,

Sorry about that. Just returned from a trip. We plan on extending for a year at this point as this is our expected time for completion of construction to be finalized prior to that. I will draft the documents for your review and for execution. Thank you kindly.

Andrew Forbes  
Realty Specialist  
U.S. General Services Administration  
Cell: [\(b\) \(6\)](#)

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On Fri, Mar 29, 2019 at 3:51 PM Tom <[\(b\) \(6\)](#)> wrote:  
Mr. Forbes,

Afternoon.

Enclosed letter is in response to your inquiry concerning an extension of the current lease.

Any questions please do not hesitate to call.

Tom

Sent from [Mail](#) for Windows 10

**From:** [Andrew Forbes - 1PRL](#)  
**Sent:** Thursday, March 21, 2019 8:14 AM  
**To:** [Tom](#)  
**Cc:** (b) (6); [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Looking forward to it Tom. Have a good day and let me know.

Andrew Forbes  
Realty Specialist  
GSA-PBS-1PRL  
617-283-4350

On Mar 21, 2019, at 7:25 AM, Tom (b) (6) wrote:

Mr. Forbes,

Morning. Appreciate the quick response.

VAS is taking the government's request for an extension under consideration and will get back to you.

Anything else just give me a call.

Tom

Sent from [Mail](#) for Windows 10

**From:** [Andrew Forbes - 1PRL](#)  
**Sent:** Wednesday, March 20, 2019 8:48 AM  
**To:** [Tom](#)  
**Cc:** (b) (6); [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Hi Tom,

After speaking with Mike Strobel, we were anticipating the possibility of some flexibility by planning for a one year extension at the current rate. Is this something VAS would be interested in entertaining?

Andrew Forbes  
Realty Specialist  
U.S. General Services Administration  
Cell: (b) (6)

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On Tue, Mar 19, 2019 at 6:57 PM Tom

<(b) (6)> wrote:

Mr. Forbes,

Nice to hear from you.

Apologize for not getting back to you sooner.

VAS would appreciate discussing the current lease and the potential of an extension.

To further this effort and to save time for both parties request GSA provide all the details and information the government wishes to propose for a potential extension. Also, request all the particulars of any other issues GSA would like to discuss as it pertains to the current lease.

This will allow VAS to intelligently discuss the topics at hand once we connect.

Thanks for your assistance on this subject.

Tom

Sent from [Mail](#) for Windows 10

**From:** [Andrew Forbes - 1PRL](#)

**Sent:** Tuesday, March 19, 2019 11:08 AM

**To:**

(b) (6)  
(b) (6)

**Cc:** [Mark Shinto - 1Prl](#); [Michael Strobel - 1PRL](#)

**Subject:** Regarding

current existing ICE  
Warwick Lease

Good Morning,

I'm reaching out on behalf of the leasing team here at GSA and wanted to speak with you about the possibility of discussing the current lease and potential extension. Would you have time to discuss today or tomorrow?

AndrewForbes  
Realty Specialist  
U.S. General Services  
Administration  
Cell: (b) (6)

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**Subject:** RE: Regarding current existing ICE Warwick Lease  
**Date:** Thu, 21 Mar 2019 07:25:05 -0400  
**From:** Tom (b) (6)  
**To:** Andrew Forbes - 1PRL <andrew.forbes@gsa.gov>  
**Cc:** (b) (6) @aol.com>, Michael Strobel - 1PRL <mike.strobel@gsa.gov>, Doreen Scola (b) (6)  
**Message-ID:** <5c937493.1c69fb81.6e4dc.93f5SMTPIN\_ADDED\_MISSING@mx.google.com>  
**MD5:** 3c7e5c07567a3f5476e4be1e03403bd7

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**Subject:** Re: Regarding current existing ICE Warwick Lease

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Andrew Forbes

Realty Specialist

U.S. General Services Administration

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Sent from [Mail](#) for Windows 10

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**From:** [Andrew Forbes - 1PRL](#)

**Sent:** Tuesday, March 19, 2019 11:08 AM

**To:** (b) (6); (b) (6)

**Cc:** [Mark Shinto - 1Pri](#); [Michael Strobel - 1PRL](#)

**Subject:** Regarding current existing ICE Warwick Lease

Good Morning,

I'm reaching out on behalf of the leasing team here at GSA and wanted to speak with you about the possibility of discussing the current lease and potential extension. Would you have time to discuss today or tomorrow?

AndrewForbes

Realty Specialist

U.S. General Services Administration

Cell: (b) (6)

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**Subject:** RE: Regarding current existing ICE Warwick Lease  
**Date:** Tue, 19 Mar 2019 18:57:16 -0400  
**From:** Tom (b) (6)  
**To:** Andrew Forbes - 1PRL <andrew.forbes@gsa.gov>, (b) (6)  
**Cc:** Mark Shinto - 1Prl <mark.shinto@gsa.gov>, Michael Strobel - 1PRL <mike.strobel@gsa.gov>, Doreen Scola (b) (6)  
**Message-ID:** <5c9173cd.1c69fb81.9332d.5fcaSMTPIN\_ADDED\_MISSING@mx.google.com>  
**MD5:** 1ee3012d71f92036594986a613743c2f

Mr. Forbes,

Nice to hear from you.

Apologize for not getting back to you sooner.

VAS would appreciate discussing the current lease and the potential of an extension.

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U.S. General Services Administration

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**Subject:** Out of Office Re: Regarding current existing ICE Warwick Lease  
**Date:** Thu, 18 Apr 2019 04:46:41 -0700  
**From:** "Michael Strobel - 1PRL" <mike.strobel@gsa.gov>  
**To:** andrew.forbes@gsa.gov  
**Message-ID:** <CAE7-XU\_KO=BDbVsgNjTwZbrjcEHw9GV2ELdyX-UwRPfeDAbBig@mail.gmail.com>  
**MD5:** 09937284a0ce28dfd1943b5e0f3ddc28

I will respond to your message when I'm back in the office.

r/

Mike

--

\*Mike Strobel\*

Lease Acquisition Officer, LCO  
Real Estate Acquisition Division  
Public Buildings Service  
U.S. General Services Administration  
New England Region

Thomas P. O'Neill, Jr. Fed. Bldg.  
11th Floor  
10 Causeway Street  
Boston, MA 02222  
617.565.7250 office  
(b) (6) cell  
617.565.7049 fax

GSA Leasing through a web portal.

[image: Inline image 1]

**Subject:** Re: Regarding current existing ICE Warwick Lease  
**Date:** Tue, 16 Apr 2019 14:03:15 -0700  
**From:** Andrew Forbes - 1PTA <andrew.forbes@gsa.gov>  
**To:** Tom (b) (6)  
**Cc:** (b) (6); Michael Strobel - 1PRL <mike.strobel@gsa.gov>, Doreen Scola <(b) (6)>  
**Message-ID:** <CANQtNd=8aqOYKXWE8D+Og3bVJoC7OELW+zJ6WipW5U7Rg0ftEw@mail.gmail.com>  
**MD5:** aa87559d20cf1959068c1645d7ff7aba

Hi Tom

After speaking with our leasing leadership here in Region 1, the GSA would entertain the possibility of a 24 month extension with 18 months of that firm at the current rate.

Andrew Forbes  
Realty Specialist

GSA-PBS-1PRL  
(b) (6)

On Apr 12, 2019, at 4:24 PM, Tom <(b) (6)> wrote:

Mr. Forbes,

Afternoon.

VAS appreciates your proactive stance and looks forward to seeing the documents for the proposed lease extension. There is a point that we wish to clarify in that the price quoted in the VAS proposal is for the 24 month firm term.

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Again, VAS looks forward to the Government proposal.

Tom

Sent from [Mail](#) for Windows 10

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**From:** [Andrew Forbes - 1PTA](#)  
**Sent:** Monday, April 8, 2019 10:29 AM  
**To:** [Tom](#)  
**Cc:** (b) (6); [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Hello,

Sorry about that. Just returned from a trip. We plan on extending for a year at this point as this is our expected time for completion of construction to be finalized prior to that. I will draft the documents for your review and for execution. Thank you kindly.

Andrew Forbes

Realty Specialist

U.S. General Services Administration

Cell: (b) (6)

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On Fri, Mar 29, 2019 at 3:51 PM Tom <(b) (6)> wrote:

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Sent from [Mail](#) for Windows 10

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**From:** [Andrew Forbes - 1PRL](#)  
**Sent:** Thursday, March 21, 2019 8:14 AM  
**To:** [Tom](#)  
**Cc:** (b) (6); [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Looking forward to it Tom. Have a good day and let me know.

Andrew Forbes

Realty Specialist

GSA-PBS-1PRL

(b) (6)

On Mar 21, 2019, at 7:25 AM, Tom <(b) (6)> wrote:

Mr. Forbes,

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VAS is taking the government's request for an extension under consideration and will get back to you.

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Tom

Sent from [Mail](#) for Windows 10

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**From:** [Andrew Forbes - 1PRL](#)

**Sent:** Wednesday, March 20, 2019 8:48 AM

**To:** [Tom](#)

**Cc:** [\(b\) \(6\)](#) [Michael Strobel - 1PRL](#); [Doreen Scola](#)

**Subject:** Re: Regarding current existing ICE Warwick Lease

Hi Tom,

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Andrew Forbes

Realty Specialist

U.S. General Services Administration

Cell: [\(b\) \(6\)](#)

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**From:** [Andrew Forbes - 1PRL](#)  
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Good Morning,

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AndrewForbes

Realty Specialist


U.S. General Services Administration

Cell: (b) (6)

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**Subject:** Re: Regarding current existing ICE Warwick Lease  
**Date:** Mon, 8 Apr 2019 14:59:34 -0400  
**From:** Michael Strobel - 1PRL <mike.strobel@gsa.gov>  
**To:** Andrew Forbes - 1PTA <andrew.forbes@gsa.gov>  
**Message-ID:** <CAE7-XU8v+RoMAUGt7i2KAWvio6g6=WdOME6YEqM3XtVgZC8kfw@mail.gmail.com>  
**MD5:** 89862c91cb69a5ec80d71372182b65c6

(b) (5)



R/  
Mike

On Mon, Apr 8, 2019 at 10:40 AM Andrew Forbes - 1PTA <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)> wrote:

Hey Mike,

I posed the idea of just a 12 month but this letter poses a 24 month firm term extension. Do we want to plan on doing that if balks at the 1 year?

Andrew Forbes

Realty Specialist  
U.S. General Services Administration  
Cell: (b) (6)

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----- Forwarded message -----

From: **Michael Strobel - 1PRL** <[mike.strobel@gsa.gov](mailto:mike.strobel@gsa.gov)>  
Date: Fri, Mar 29, 2019 at 4:02 PM  
Subject: Fwd: Regarding current existing ICE Warwick Lease  
To: Andrew Forbes - 1PRL <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)>

The VAS proposed rate is the same as the current rate.

R/  
Mike

----- Forwarded message -----

From: **Tom** (b) (6)  
Date: Fri, Mar 29, 2019 at 3:51 PM  
Subject: RE: Regarding current existing ICE Warwick Lease  
To: Andrew Forbes - 1PRL <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)>  
Cc: (b) (6) Michael Strobel - 1PRL <[mike.strobel@gsa.gov](mailto:mike.strobel@gsa.gov)>, Doreen Scola <(b) (6)>



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**From:** [Andrew Forbes - 1PRL](#)

**Sent:** Tuesday, March 19, 2019 11:08 AM

**To:** (b) (6) (b) (6)

**Cc:** [Mark Shinto - 1Prl](#); [Michael Strobel - 1PRL](#)

**Subject:** Regarding current existing ICE Warwick Lease

Good Morning,

I'm reaching out on behalf of the leasing team here at GSA and wanted to speak with you about the possibility of discussing the current lease and potential extension. Would you have time to discuss today or tomorrow?

AndrewForbes

Realty Specialist

U.S. General Services Administration

Cell: (b) (6)

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--

**Mike Strobel**

Lease Acquisition Officer, LCO

Real Estate Acquisition Division

Public Buildings Service  
U.S. General Services Administration  
New England Region

Thomas P. O'Neill, Jr. Fed. Bldg.  
11th Floor  
10 Causeway Street  
Boston, MA 02222  
617.565.7250 office  
(b) (6) cell  
617.565.7049 fax

GSA Leasing through a web portal.



--

**Mike Strobel**

Lease Acquisition Officer, LCO

Real Estate Acquisition Division

Public Buildings Service  
U.S. General Services Administration  
New England Region

Thomas P. O'Neill, Jr. Fed. Bldg.  
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617.565.7250 office  
(b) (6) cell  
617.565.7049 fax

GSA Leasing through a web portal.



**Subject:** Re: Regarding current existing ICE Warwick Lease  
**Date:** Tue, 30 Apr 2019 09:41:26 -0400  
**From:** Michael Strobel - 1PRL <mike.strobel@gsa.gov>  
**To:** Andrew Forbes - 1PTA <andrew.forbes@gsa.gov>  
**Message-ID:** <CAE7-XU-wECcpFMjir+y5\_4ZtH4=XOQCJBOxzMU\_K4rCnxePFzA@mail.gmail.com>  
**MD5:** ee1787f8943f79bbbc26460cc73ed4bc

(b) (5)

R/  
Mike

On Mon, Apr 29, 2019 at 5:30 PM Andrew Forbes - 1PTA <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)> wrote:

Hey Mike,

(b) (5)

Thanks.

Andrew Forbes

Asset Manager  
Portfolio Management Division

Public Buildings Service  
New England Region  
U.S. General Services Administration  
10 Causeway Street, Room 1100

Boston, MA 02222  
Cell: (b) (6)  
Desk: 617-531-9101

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----- Forwarded message -----

**From:** Andrew Forbes - 1PTA <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)>  
**Date:** Thu, Apr 25, 2019 at 3:27 PM  
**Subject:** Re: Regarding current existing ICE Warwick Lease  
**To:** Tom (b) (6) <[@verizon.net](mailto:(b)(6)@verizon.net)>  
**Cc:** (b) (6) <[@aol.com](mailto:(b)(6)@aol.com)>, Michael Strobel - 1PRL <[mike.strobel@gsa.gov](mailto:mike.strobel@gsa.gov)>, Doreen Scola (b) (6) <[@aol.com](mailto:(b)(6)@aol.com)>

Thank you Tom. Reviewing internally now.

Andrew Forbes

Asset Manager

Portfolio Management Division

Public Buildings Service  
New England Region  
U.S. General Services Administration  
10 Causeway Street, Room 1100

Boston, MA 02222  
Cell: (b) (6)  
Desk: 617-531-9101

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On Thu, Apr 25, 2019 at 3:17 PM Tom (b) (6) <(b) (6)@verizon.net> wrote:

Mr. Forbes,

Afternoon. Enclosed is the VAS response to the Government extension offer.

Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Tom](#)  
**Sent:** Wednesday, April 24, 2019 4:33 PM  
**To:** [Andrew Forbes - 1PTA](#)  
**Cc:** (b) (6)@aol.com; [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** RE: Regarding current existing ICE Warwick Lease

Mr. Forbes,

Afternoon.

Appreciate the reminder. Time flies when you're having fun. VAS is in the process of reviewing the Government proposal and will have a response for you in the near future.

Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Andrew Forbes - 1PTA](#)  
**Sent:** Wednesday, April 24, 2019 9:03 AM  
**To:** [Tom](#)  
**Cc:** (b) (6)@aol.com; [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Hi Tom,

Any chance you've reviewed our proposal any further? To reiterate again, it's a proposal of a 24 month extension, with 18 months of those firm, with termination notice period beginning in month 15 of the extension with rent to remain the same.

Thanks.

Andrew Forbes

Asset Manager

Portfolio Management Division

Public Buildings Service

New England Region

U.S. General Services Administration

10 Causeway Street, Room 1100

Boston, MA 02222

Cell: (b) (6)

Desk: 617-531-9101

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On Thu, Apr 18, 2019 at 8:24 AM Andrew Forbes - 1PTA <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)> wrote:

And just to be clear, we will have proposed termination rights three months prior to the firm term ending. So in this case, we would need to give the termination notice by July 31st(approx) for the firm term ending October 31st, in the event we need to give notice early.

Andrew Forbes

Realty Specialist

GSA-PBS-1PRL

(b) (6)

On Apr 17, 2019, at 5:11 PM, Tom (b) (6) <[@verizon.net](mailto:(b) (6)@verizon.net)> wrote:

Mr. Forbes,

Afternoon.

Just want to be clear; GSA is requesting an extension of the current lease and proposing a 24 month term of which 18 months is firm and 6 months soft term, correct?

What is the proposed termination right in the soft term?

Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Andrew Forbes - 1PTA](#)  
**Sent:** Tuesday, April 16, 2019 5:03 PM  
**To:** [Tom](#)  
**Cc:** [\(b\) \(6\)@aol.com](#); [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Hi Tom

After speaking with our leasing leadership here in Region 1, the GSA would entertain the possibility of a 24 month extension with 18 months of that firm at the current rate.

Andrew Forbes

Realty Specialist

GSA-PBS-1PRL

**(b) (6)**

On Apr 12, 2019, at 4:24 PM, Tom **(b) (6)** [@verizon.net](#)> wrote:

Mr. Forbes,

Afternoon.

VAS appreciates your proactive stance and looks forward to seeing the documents for the proposed lease extension. There is a point that we wish to clarify in that the price quoted in the VAS proposal is for the 24 month firm term.

We would like to have the extension in place before the current lease expires so a prompt response would be appreciated.

Again, VAS looks forward to the Government proposal.

Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Andrew Forbes - 1PTA](#)  
**Sent:** Monday, April 8, 2019 10:29 AM  
**To:** [Tom](#)  
**Cc:** [\(b\) \(6\)@aol.com](#); [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Hello,

Sorry about that. Just returned from a trip. We plan on extending for a



year at this point as this is our expected time for completion of construction to be finalized prior to that. I will draft the documents for your review and for execution. Thank you kindly.

Andrew Forbes

Realty Specialist

U.S. General Services Administration

Cell: (b) (6)

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On Fri, Mar 29, 2019 at 3:51 PM Tom (b) (6) @verizon.net> wrote:

Mr. Forbes,

Afternoon.

Enclosed letter is in response to your inquiry concerning an extension of the current lease.

Any questions please do not hesitate to call.

Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Andrew Forbes - 1PRL](#)  
**Sent:** Thursday, March 21, 2019 8:14 AM  
**To:** [Tom](#)  
**Cc:** (b) (6) @aol.com; [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Looking forward to it Tom. Have a good day and let me know.

Andrew Forbes

Realty Specialist

GSA-PBS-1PRL

(b) (6)

On Mar 21, 2019, at 7:25 AM, Tom (b) (6) @verizon.net> wrote:

Mr. Forbes,

Morning. Appreciate the quick response.

VAS is taking the government's request for an extension under consideration and will get back to you.

Anything else just give me a call.

Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Andrew Forbes - 1PRL](#)

**Sent:** Wednesday, March 20, 2019 8:48 AM

**To:** [Tom](#)

**Cc:** (b) (6) @aol.com; [Michael Strobel - 1PRL](#); [Doreen Scola](#)

**Subject:** Re: Regarding current existing ICE Warwick Lease

Hi Tom,

After speaking with Mike Strobel, we were anticipating the possibility of some flexibility by planning for a one year extension at the current rate. Is this something VAS would be interested in entertaining?

Andrew Forbes

Realty Specialist

U.S. General Services Administration

Cell: (b) (6)

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On Tue, Mar 19, 2019 at 6:57 PM Tom  
(b) (6) @verizon.net wrote:

Mr. Forbes,

Nice to hear from you.

Apologize for not getting back to you sooner.

VAS would appreciate discussing the current lease and the potential of an extension.

To further this effort and to save time for both parties request GSA provide all the details and information the government wishes to propose for a potential extension. Also, request all the particulars of any other issues GSA would like to discuss as it pertains to the current lease.

This will allow VAS to intelligently discuss the topics at hand once we connect.

Thanks for your assistance on this subject.

Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Andrew Forbes - 1PRL](#)

**Sent:** Tuesday, March

19, 2019 11:08 AM

To:

(b) (6)@verizon.net;  
(b) (6)@aol.com

Cc: [Mark Shinto - 1Prl](#);  
[Michael Strobel - 1PRL](#)

**Subject:** Regarding  
current existing ICE  
Warwick Lease

Good Morning,

I'm reaching out on behalf of the leasing team here at GSA and wanted to speak with you about the possibility of discussing the current lease and potential extension. Would you have time to discuss today or tomorrow?

AndrewForbes

Realty Specialist

U.S. General Services  
Administration

Cell: (b) (6)

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--

**Mike Strobel**

Lease Acquisition Officer, LCO

Real Estate Acquisition Division

Public Buildings Service  
U.S. General Services Administration  
New England Region

Thomas P. O'Neill, Jr. Fed. Bldg.  
11th Floor  
10 Causeway Street  
Boston, MA 02222  
617.565.7250 office  
(b) (6) cell  
617.565.7049 fax

GSA Leasing through a web portal.



**Subject:** Regarding current existing ICE Warwick Lease  
**Date:** Tue, 19 Mar 2019 11:07:55 -0400  
**From:** Andrew Forbes - 1PRL <andrew.forbes@gsa.gov>  
**To:** (b) (6) @verizon.net, (b) (6) @aol.com  
**Cc:** Mark Shinto - 1Prl <mark.shinto@gsa.gov>, Michael Strobel - 1PRL <mike.strobel@gsa.gov>  
**Message-ID:** <CANQtNdkjXj=S2wTxzECUttaGTtRTnF60DZdFsEQnFN4YYOc2ww@mail.gmail.com>  
**MD5:** 23bd8af7a97e31797f75bfe43ac06961

Good Morning,

I'm reaching out on behalf of the leasing team here at GSA and wanted to speak with you about the possibility of discussing the current lease and potential extension. Would you have time to discuss today or tomorrow?

AndrewForbes

Realty Specialist  
U.S. General Services Administration  
Cell: (b) (6)

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**Subject:** Re: Regarding current existing ICE Warwick Lease  
**Date:** Wed, 20 Mar 2019 08:48:08 -0400  
**From:** Andrew Forbes - 1PRL <andrew.forbes@gsa.gov>  
**To:** Tom (b) (6) @verizon.net>  
**Cc:** (b) (6) @aol.com>, Michael Strobel - 1PRL <mike.strobel@gsa.gov>, Doreen Scola (b) (6) @aol.com>  
**Message-ID:** <CANQtNdm+F2j0SX1jxGawZ6H1VZS3t5AVbjBwrUzmcBdHd9XXkw@mail.gmail.com>  
**MD5:** e607761f4e2d17541f32d53de4cb008d

Hi Tom,

After speaking with Mike Strobel, we were anticipating the possibility of some flexibility by planning for a one year extension at the current rate. Is this something VAS would be interested in entertaining?

Andrew Forbes

Realty Specialist  
U.S. General Services Administration  
Cell: (b) (6)

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On Tue, Mar 19, 2019 at 6:57 PM Tom (b) (6) @verizon.net> wrote:

Mr. Forbes,

Nice to hear from you.

Apologize for not getting back to you sooner.

VAS would appreciate discussing the current lease and the potential of an extension.

To further this effort and to save time for both parties request GSA provide all the details and information the government wishes to propose for a potential extension. Also, request all the particulars of any other issues GSA would like to discuss as it pertains to the current lease.

This will allow VAS to intelligently discuss the topics at hand once we connect.

Thanks for your assistance on this subject.

Tom

Sent from [Mail](#) for Windows 10

**From:** [Andrew Forbes - 1PRL](#)

**Sent:** Tuesday, March 19, 2019 11:08 AM

**To:** (b) (6)@verizon.net; (b) (6)@aol.com

**Cc:** [Mark Shinto - 1Prl](#); [Michael Strobel - 1PRL](#)

**Subject:** Regarding current existing ICE Warwick Lease

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AndrewForbes

Realty Specialist

U.S. General Services Administration

Cell: (b) (6)

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**Subject:** Re: Regarding current existing ICE Warwick Lease  
**Date:** Thu, 18 Apr 2019 04:46:37 -0700  
**From:** Andrew Forbes - 1PTA <andrew.forbes@gsa.gov>  
**To:** Tom (b) (6) @verizon.net>  
**Cc:** (b) (6) @aol.com>, Michael Strobel - 1PRL <mike.strobel@gsa.gov>, Doreen Scola (b) (6) @aol.com>  
**Message-ID:** <CANQtNdnXNKf2YK3OSdED8Dc185apHcm4iMy4=0EOHKM-sZwAHw@mail.gmail.com>  
**MD5:** 287cd50ee74d397e415ece69b93a2c96

The termination notice period we are proposing as part of this is 90 days.

Andrew Forbes  
Realty Specialist

GSA-PBS-1PRL

(b) (6)

On Apr 17, 2019, at 5:11 PM, Tom (b) (6) @verizon.net> wrote:

Mr. Forbes,

Afternoon.

Just want to be clear; GSA is requesting an extension of the current lease and proposing a 24 month term of which 18 months is firm and 6 months soft term, correct?

What is the proposed termination right in the soft term?

Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Andrew Forbes - 1PTA](#)  
**Sent:** Tuesday, April 16, 2019 5:03 PM  
**To:** [Tom](#)  
**Cc:** (b) (6) @aol.com; [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Hi Tom

After speaking with our leasing leadership here in Region 1, the GSA would entertain the possibility of a 24 month extension with 18 months of that firm at the current rate.

Andrew Forbes

Realty Specialist

GSA-PBS-1PRL

(b) (6)

On Apr 12, 2019, at 4:24 PM, Tom (b) (6) @verizon.net> wrote:

Mr. Forbes,

Afternoon.

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We would like to have the extension in place before the current lease expires so a prompt response would be appreciated.

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**From:** [Andrew Forbes - 1PTA](#)  
**Sent:** Monday, April 8, 2019 10:29 AM  
**To:** [Tom](#)  
**Cc:** [\(b\) \(6\)@aol.com](#); [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Hello,

Sorry about that. Just returned from a trip. We plan on extending for a year at this point as this is our expected time for completion of construction to be finalized prior to that. I will draft the documents for your review and for execution. Thank you kindly.

Andrew Forbes

Realty Specialist

U.S. General Services Administration

Cell: [\(b\) \(6\)](#)

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Sent from [Mail](#) for Windows 10

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**Sent:** Thursday, March 21, 2019 8:14 AM  
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**Cc:** [\(b\) \(6\)@aol.com](#); [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

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Andrew Forbes

Realty Specialist

GSA-PBS-1PRL

(b) (6)

On Mar 21, 2019, at 7:25 AM, Tom [\(b\) \(6\)@verizon.net](#)> wrote:

Mr. Forbes,

Morning. Appreciate the quick response.

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Anything else just give me a call.

Tom

Sent from [Mail](#) for Windows 10

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**From:** [Andrew Forbes - 1PRL](#)  
**Sent:** Wednesday, March 20, 2019 8:48 AM  
**To:** [Tom](#)  
**Cc:** [\(b\) \(6\)@aol.com](#); [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Hi Tom,

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Andrew Forbes

Realty Specialist

U.S. General Services Administration

Cell: (b) (6)

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Tom

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**From:** [Andrew Forbes - 1PRL](#)  
**Sent:** Tuesday, March 19, 2019 11:08 AM  
**To:** (b) (6) <(b) (6)@verizon.net>; (b) (6) <(b) (6)@aol.com>  
**Cc:** [Mark Shinto - 1PrI](#); [Michael Strobel - 1PRL](#)  
**Subject:** Regarding current existing ICE Warwick Lease

Good Morning,

I'm reaching out on behalf of the leasing team here at GSA and wanted to speak with you about the possibility of discussing the current lease and potential extension. Would you have time to discuss today or tomorrow?

AndrewForbes

Realty Specialist

U.S. General Services Administration

Cell: (b) (6)

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**Subject:** Re: Regarding current existing ICE Warwick Lease  
**Date:** Thu, 16 May 2019 10:39:49 -0400  
**From:** Andrew Forbes - 1PTA <andrew.forbes@gsa.gov>  
**To:** Michael Strobel - 1PRL <mike.strobel@gsa.gov>  
**Message-ID:** <CANQtNdmRwDTrEXHn6mfp9y2a+AtQi5gUhFAT9\_rkf6bYobXcew@mail.gmail.com>  
**MD5:** 05f491f020c78720e0e194ac700b4dd7

Just wants in the letter. I haven't spoken with him on the phone solely because I wanted record of the transaction. The letter he sent us is his most recent offer, and that's it.

Andrew Forbes

Asset Manager  
Portfolio Management Division

Public Buildings Service  
New England Region  
U.S. General Services Administration  
10 Causeway Street, Room 1100

Boston, MA 02222  
Cell: (b) (6)  
Desk: 617-531-9101

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On Thu, May 16, 2019 at 10:35 AM Michael Strobel - 1PRL <[mike.strobel@gsa.gov](mailto:mike.strobel@gsa.gov)> wrote:

Steve - we are trying to balance workloads with your transition and others. He wants to know what has been discussed between you and Tom.

On Thu, May 16, 2019 at 10:30 AM Andrew Forbes - 1PTA <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)> wrote:

Mike,

Do you mean reach out to Steve or Tom? Last I heard from you is that Steve was reviewing it. If you meant Steve I will.

Michael Strobel - 1PRL

to me

(b) (5)

Andrew Forbes

Asset Manager  
Portfolio Management Division

Public Buildings Service  
New England Region  
U.S. General Services Administration  
10 Causeway Street, Room 1100

Boston, MA 02222  
Cell: (b) (6)  
Desk: 617-531-9101

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On Thu, May 16, 2019 at 10:26 AM Michael Strobel - 1PRL <[mike.strobel@gsa.gov](mailto:mike.strobel@gsa.gov)> wrote:

please reach out to him. He is looking for whatever terms you have discussed with VAS ie. the varying Term length...firm and soft, rent etc.

R/  
Mike

On Thu, May 16, 2019 at 9:06 AM Andrew Forbes - 1PTA <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)> wrote:

Hi Mike,

Has Steve rendered a decision on this?

Andrew Forbes

Asset Manager  
Portfolio Management Division

Public Buildings Service  
New England Region  
U.S. General Services Administration  
10 Causeway Street, Room 1100

Boston, MA 02222  
Cell: (b) (6)  
Desk: 617-531-9101

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On Tue, Apr 30, 2019 at 9:41 AM Michael Strobel - 1PRL <[mike.strobel@gsa.gov](mailto:mike.strobel@gsa.gov)> wrote:

(b) (5)

R/  
Mike

On Mon, Apr 29, 2019 at 5:30 PM Andrew Forbes - 1PTA <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)> wrote:

Hey Mike,

Are the terms acceptable to you? Tom sent over his response with an increased rate on Thursday afternoon. If so, please let me know who will be drafting the lease extension .

Thanks.

Andrew Forbes

**Asset Manager**

Portfolio Management Division

Public Buildings Service  
New England Region  
U.S. General Services Administration  
10 Causeway Street, Room 1100

Boston, MA 02222

Cell: (b) (6)

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----- Forwarded message -----

From: **Andrew Forbes - 1PTA** <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)>

Date: Thu, Apr 25, 2019 at 3:27 PM

Subject: Re: Regarding current existing ICE Warwick Lease

To: Tom (b) (6) <[@verizon.net](mailto:(b) (6)@verizon.net)>

Cc: (b) (6) <[@aol.com](mailto:(b) (6)@aol.com)>, Michael Strobel - 1PRL <[mike.strobel@gsa.gov](mailto:mike.strobel@gsa.gov)>, Doreen Scola (b) (6) <[@aol.com](mailto:(b) (6)@aol.com)>

Thank you Tom. Reviewing internally now.

Andrew Forbes

**Asset Manager**

Portfolio Management Division

Public Buildings Service  
New England Region  
U.S. General Services Administration  
10 Causeway Street, Room 1100

Boston, MA 02222

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On Thu, Apr 25, 2019 at 3:17 PM Tom (b) (6) @verizon.net> wrote:

Mr. Forbes,

Afternoon. Enclosed is the VAS response to the Government extension offer.

Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Tom](#)  
**Sent:** Wednesday, April 24, 2019 4:33 PM  
**To:** [Andrew Forbes - 1PTA](#)  
**Cc:** (b) (6) @aol.com; [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** RE: Regarding current existing ICE Warwick Lease

Mr. Forbes,

Afternoon.

Appreciate the reminder. Time flies when you're having fun. VAS is in the process of reviewing the Government proposal and will have a response for you in the near future.

Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Andrew Forbes - 1PTA](#)  
**Sent:** Wednesday, April 24, 2019 9:03 AM  
**To:** [Tom](#)  
**Cc:** (b) (6) @aol.com; [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Hi Tom,

Any chance you've reviewed our proposal any further? To reiterate again, it's a proposal of a 24 month extension, with 18 months of those firm, with termination notice period beginning in month 15 of the extension with rent to remain the same. Thanks.

Andrew Forbes

Asset Manager

Portfolio Management Division

Public Buildings Service

New England Region

U.S. General Services Administration

10 Causeway Street, Room 1100

Boston, MA 02222

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On Thu, Apr 18, 2019 at 8:24 AM Andrew Forbes - 1PTA <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)> wrote:

And just to be clear, we will have proposed termination rights three months prior to the firm term ending. So in this case, we would need to give the termination notice by July 31st(approx) for the firm term ending October 31st, in the event we need to give notice early.

Andrew Forbes

Realty Specialist

GSA-PBS-1PRL

(b) (6)

On Apr 17, 2019, at 5:11 PM, Tom (b) (6) <[@verizon.net](mailto:(b) (6)@verizon.net)> wrote:

Mr. Forbes,

Afternoon.

Just want to be clear; GSA is requesting an extension of the current lease and proposing a 24 month term of which 18 months is firm and 6 months soft term, correct?

What is the proposed termination right in the soft term?

Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Andrew Forbes - 1PTA](#)

**Sent:** Tuesday, April 16, 2019 5:03 PM

**To:** [Tom](#)

**Cc:** (b) (6) <[\(b\) \(6\)@aol.com](#)>; [Michael Strobel - 1PRL](#); [Doreen Scola](#)

**Subject:** Re: Regarding current existing ICE Warwick Lease

Hi Tom

After speaking with our leasing leadership here in Region 1, the GSA would entertain the possibility of a 24 month extension with 18 months of that firm at the current rate.

Andrew Forbes

Realty Specialist

GSA-PBS-1PRL

(b) (6)

On Apr 12, 2019, at 4:24 PM, Tom (b) (6) @verizon.net> wrote:

Mr. Forbes,

Afternoon.

VAS appreciates your proactive stance and looks forward to seeing the documents for the proposed lease extension. There is a point that we wish to clarify in that the price quoted in the VAS proposal is for the 24 month firm term.

We would like to have the extension in place before the current lease expires so a prompt response would be appreciated.

Again, VAS looks forward to the Government proposal.

Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Andrew Forbes - 1PTA](#)

**Sent:** Monday, April 8, 2019 10:29 AM

**To:** [Tom](#)

**Cc:** (b) (6) @aol.com; [Michael Strobel - 1PRL](#); [Doreen Scola](#)

**Subject:** Re: Regarding current existing ICE Warwick Lease

Hello,

Sorry about that. Just returned from a trip. We plan on extending for a year at this point as this is our expected time for completion of construction to be finalized prior to that. I will draft the documents for your review and for execution. Thank you kindly.

Andrew Forbes

Realty Specialist

U.S. General Services Administration

Cell: (b) (6)

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On Fri, Mar 29, 2019 at 3:51 PM Tom (b) (6) <(b) (6)@verizon.net> wrote:

Mr. Forbes,

Afternoon.

Enclosed letter is in response to your inquiry concerning an extension of the current lease.

Any questions please do not hesitate to call.

Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Andrew Forbes - 1PRL](#)

**Sent:** Thursday, March 21, 2019 8:14 AM

**To:** [Tom](#)

**Cc:** (b) (6) <(b) (6)@aol.com>; [Michael Strobel - 1PRL](#); [Doreen Scola](#)

**Subject:** Re: Regarding current existing ICE Warwick Lease

Looking forward to it Tom. Have a good day and let me know.

Andrew Forbes

Realty Specialist

GSA-PBS-1PRL

(b) (6)

On Mar 21, 2019, at 7:25 AM, Tom (b) (6) <(b) (6)@verizon.net> wrote:

Mr. Forbes,

Morning. Appreciate the quick response.

VAS is taking the government's request for an extension under consideration and will get back to you.

Anything else just give me a call.

Tom

Sent from [Mail](#) for Windows 10

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**From:** [Andrew Forbes - 1PRL](#)  
**Sent:** Wednesday, March 20, 2019 8:48 AM  
**To:** [Tom](#)  
**Cc:** [\(b\) \(6\)@aol.com](#); [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Hi Tom,

After speaking with Mike Strobel, we were anticipating the possibility of some flexibility by planning for a one year extension at the current rate. Is this something VAS would be interested in entertaining?

Andrew Forbes

Realty Specialist

U.S. General Services Administration

Cell: [\(b\) \(6\)](#)

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On Tue, Mar 19, 2019 at 6:57 PM Tom [\(b\) \(6\)@verizon.net](#) wrote:

Mr. Forbes,

Nice to hear from you.

Apologize for not getting back to you sooner.

VAS would appreciate discussing the current lease and the potential of an extension.

To further this effort and to save time for both parties request GSA provide all the details and information the government wishes to propose for a potential extension. Also, request all the particulars of any other issues GSA would like to discuss as it pertains to the current lease.

This will allow VAS to intelligently discuss the topics at hand once we connect.

Thanks for your assistance on this subject.

Tom

Sent from [Mail](#) for Windows 10

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**From:** [Andrew Forbes - 1PRL](#)

**Sent:** Tuesday, March 19, 2019 11:08 AM

**To:**

[\(b\) \(6\)@verizon.net](#); [\(b\) \(6\)@aol.com](#)

**Cc:** [Mark Shinto - 1Prl](#); [Michael Strobel - 1PRL](#)

**Subject:** Regarding current existing ICE Warwick Lease

Good Morning,

I'm reaching out on behalf of the leasing team here at GSA and wanted to speak with you about the possibility of discussing the current lease and potential extension. Would you have time to discuss today or tomorrow?

AndrewForbes

Realty Specialist

U.S. General Services  
Administration

Cell: (b) (6)

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--

**Mike Strobel**

Lease Acquisition Officer, LCO

Real Estate Acquisition Division

Public Buildings Service  
U.S. General Services Administration  
New England Region

Thomas P. O'Neill, Jr. Fed. Bldg.  
11th Floor  
10 Causeway Street  
Boston, MA 02222  
617.565.7250 office  
(b) (6) cell  
617.565.7049 fax

GSA Leasing through a web portal.



--

**Mike Strobel**

Lease Acquisition Officer, LCO

Real Estate Acquisition Division

Public Buildings Service  
U.S. General Services Administration  
New England Region

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GSA Leasing through a web portal.





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**Mike Strobel**

Lease Acquisition Officer, LCO

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GSA Leasing through a web portal.



**Subject:** Re: Regarding current existing ICE Warwick Lease  
**Date:** Tue, 4 Jun 2019 09:50:58 -0400  
**From:** Andrew Forbes - 1PTA <andrew.forbes@gsa.gov>  
**To:** Michael Strobel - 1PRL <mike.strobel@gsa.gov>  
**Message-ID:** <CANQtNd=-haSmYHzMfKkiHMfxg18wNR\_xH3A8PHiX8kcBCEnHqA@mail.gmail.com>  
**MD5:** 2d7309753d196d1e40e7c24129552f19

Mike,

I emailed Nick about this, I won't be able to complete the extension. I have three major deadlines for items for PT the next two weeks and I will not have time to process the extension. Please have this reassigned to someone else for processing. I have all the email communication with VAS so it just needs to be drafted. Thank you.

Andrew Forbes

Asset Manager

Portfolio Management Division

Public Buildings Service  
New England Region  
U.S. General Services Administration  
10 Causeway Street, Room 1100

Boston, MA 02222

Cell: (b) (6)

Desk: 617-531-9101

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On Fri, May 24, 2019 at 9:29 AM Michael Strobel - 1PRL <[mike.strobel@gsa.gov](mailto:mike.strobel@gsa.gov)> wrote:

Confirmed with SS and Rich Reynolds, please negotiate and process the 24 month; 18 month firm extension with VAS.

R/

Mike

On Wed, May 22, 2019 at 4:48 PM Andrew Forbes - 1PTA <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)> wrote:

Hey Mike,

Any word from Steve on this?

Andrew Forbes

Asset Manager

Portfolio Management Division

Public Buildings Service  
New England Region  
U.S. General Services Administration  
10 Causeway Street, Room 1100

Boston, MA 02222

Cell: (b) (6)

Desk: 617-531-9101

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----- Forwarded message -----

From: Tom (b) (6) @verizon.net>  
Date: Wed, May 22, 2019 at 4:41 PM  
Subject: RE: Regarding current existing ICE Warwick Lease  
To: Andrew Forbes - 1PTA <andrew.forbes@gsa.gov>  
Cc: (b) (6) @aol.com>, mike.strobel@gsa.gov <mike.strobel@gsa.gov>, (b) (6) @aol.com>

Mr. Strobel, Mr. Forbes,

>From the continued silence of GSA on this lease extension, VAS can only surmise that there is a problem or issue.

If we can be of assistance in anyway to help resolve the issue(s) delaying this project, please do not hesitate to ask.

However VAS does expect an update on the status of the lease extension and a timeline of when we can expect to receive the documentation.

Any assistance in this matter would be appreciated.

Tom

Sent from [Mail](#) for Windows 10

---

**From:** Tom  
**Sent:** Thursday, May 16, 2019 9:19 AM  
**To:** Andrew Forbes - 1PTA  
**Cc:** (b) (6) @aol.com; mike.strobel@gsa.gov; (b) (6) @aol.com  
**Subject:** RE: Regarding current existing ICE Warwick Lease

Mr. Forbes,

Morning.

I've been reviewing the correspondence between GSA and VAS regarding a lease extension and a brief summary of the facts shows: GSA asked VAS if they would entertain a lease extension. On 25 April 2019 VAS submitted a final proposal for a lease extension to GSA. GSA has been "reviewing" the VAS proposal for 21 days now. Sixteen of those 21 days the Government has been occupying the facility without a signed lease. There has been no communication from GSA verifying that the documentation for a lease extension is being prepared or which option of the VAS proposal the Government will submit to VAS for review. Obviously there are more details I have not included, but this is the gist of what has transpired to date.

VAS continues to fully service the old lease despite there being no signed extension and being left in the dark as to it's status. Not knowing the reason(s) behind the silence and delay in providing the extension

documentation, VAS is unable to appreciate the problem(s).

We have and will continue to work with the Government to resolve this issue and strengthen our partnership. VAS has been patient, but at a cost as this perpetual silence and delay from GSA is having a negative impact on our organization to function efficiently.

Request GSA provide a date when VAS will receive the lease extension documents for review by COB 16 May 2019. Please feel free to just send the documents instead of providing a date.

If you have any questions please do not hesitate to contact me.

Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Andrew Forbes - 1PTA](#)  
**Sent:** Monday, May 6, 2019 11:22 AM  
**To:** [Tom](#)  
**Cc:** [\(b\) \(6\)@aol.com](#); [mike.strobel@gsa.gov](mailto:mike.strobel@gsa.gov); [\(b\) \(6\)@aol.com](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Hi Tom,

No problem, we are just reviewing internally right now. We will speak with you after I receive word from the contracting officer.

Andrew Forbes

Asset Manager

Portfolio Management Division

Public Buildings Service

New England Region

U.S. General Services Administration

10 Causeway Street, Room 1100

Boston, MA 02222

Cell: [\(b\) \(6\)](#)

Desk: 617-531-9101

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On Mon, May 6, 2019 at 8:56 AM Tom (b) (6) @verizon.net> wrote:

Mr. Forbes,

Is there a problem?

Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Thomas Mcnaughton](#)

**Sent:** Wednesday, May 1, 2019 4:07 PM

**To:** [andrew.forbes@gsa.gov](#)

**Cc:** (b) (6) @aol.com; [mike.strobel@gsa.gov](#); (b) (6) @aol.com

**Subject:** Re: Regarding current existing ICE Warwick Lease

Mr. Forbes,

Afternoon.

What is the status of the extension?

Tom

-----Original Message-----

From: Andrew Forbes - 1PTA <[andrew.forbes@gsa.gov](#)>

To: Tom (b) (6) @verizon.net>

Cc: (b) (6) @aol.com>; Michael Strobel - 1PRL <[mike.strobel@gsa.gov](#)>; Doreen Scola (b) (6) @aol.com>

Sent: Thu, Apr 25, 2019 3:28 pm

Subject: Re: Regarding current existing ICE Warwick Lease

Thank you Tom. Reviewing internally now.

Andrew Forbes

Asset Manager

Portfolio Management Division

Public Buildings Service

New England Region

U.S. General Services Administration

10 Causeway Street, Room 1100

Boston, MA 02222

Cell: (b) (6)

Desk: 617-531-9101

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Tom

Sent from [Mail](#) for Windows 10

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**From:** Tom  
**Sent:** Wednesday, April 24, 2019 4:33 PM  
**To:** Andrew Forbes - 1PTA  
**Cc:** (b) (6)@aol.com; Michael Strobel - 1PRL; Doreen Scola  
**Subject:** RE: Regarding current existing ICE Warwick Lease

Mr. Forbes,

Afternoon.

Appreciate the reminder. Time flies when you're having fun. VAS is in the process of reviewing the Government proposal and will have a response for you in the near future.

Tom

Sent from [Mail](#) for Windows 10

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**From:** Andrew Forbes - 1PTA  
**Sent:** Wednesday, April 24, 2019 9:03 AM  
**To:** Tom  
**Cc:** (b) (6)@aol.com; Michael Strobel - 1PRL; Doreen Scola

**Subject:** Re: Regarding current existing ICE Warwick Lease

Hi Tom,

Any chance you've reviewed our proposal any further? To reiterate again, it's a proposal of a 24 month extension, with 18 months of those firm, with termination notice period beginning in month 15 of the extension with rent to remain the same. Thanks.

Andrew Forbes

Asset Manager

Portfolio Management Division

Public Buildings Service

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U.S. General Services Administration

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On Thu, Apr 18, 2019 at 8:24 AM Andrew Forbes - 1PTA <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)> wrote:

And just to be clear, we will have proposed termination rights three months prior to the firm term ending. So in this case, we would need to give the termination notice by July 31st(approx) for the firm term ending October 31st, in the event we need to give notice early.

Andrew Forbes

Realty Specialist

GSA-PBS-1PRL

617-283-4350

**Subject:** Re: Regarding current existing ICE Warwick Lease  
**Date:** Thu, 16 May 2019 10:29:34 -0400  
**From:** Andrew Forbes - 1PTA <andrew.forbes@gsa.gov>  
**To:** Michael Strobel - 1PRL <mike.strobel@gsa.gov>  
**Message-ID:** <CANQtNdkbE11jYQj8WFOhK22GVwkZ73sRd7E5vHCfjbraCT\_iTg@mail.gmail.com>  
**MD5:** f84b5883126234a998e73e04841f8c8c

Mike,

Do you mean reach out to Steve or Tom? Last I heard from you is that Steve was reviewing it. If you meant Steve I will.

**Michael Strobel - 1PRL**

to me

(b) (5)

**Andrew Forbes**

**Asset Manager**  
Portfolio Management Division

Public Buildings Service  
New England Region  
U.S. General Services Administration  
10 Causeway Street, Room 1100

Boston, MA 02222  
Cell: (b) (6)  
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please reach out to him. He is looking for whatever terms you have discussed with VAS ie. the varying Term length...firm and soft, rent etc.

R/  
Mike

On Thu, May 16, 2019 at 9:06 AM Andrew Forbes - 1PTA <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)> wrote:

Hi Mike,

Has Steve rendered a decision on this?



## Andrew Forbes

### Asset Manager

Portfolio Management Division

Public Buildings Service  
New England Region  
U.S. General Services Administration  
10 Causeway Street, Room 1100

Boston, MA 02222

Cell: (b) (6)

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On Tue, Apr 30, 2019 at 9:41 AM Michael Strobel - 1PRL <[mike.strobel@gsa.gov](mailto:mike.strobel@gsa.gov)> wrote:

(b) (5)

R/

Mike

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### Asset Manager

Portfolio Management Division

Public Buildings Service  
New England Region  
U.S. General Services Administration  
10 Causeway Street, Room 1100

Boston, MA 02222

Cell: (b) (6)

Desk: 617-531-9101

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From: **Andrew Forbes - 1PTA** <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)>

Date: Thu, Apr 25, 2019 at 3:27 PM

Subject: Re: Regarding current existing ICE Warwick Lease

To: Tom (b) (6) <[@verizon.net](mailto:(b)(6)@verizon.net)>

Cc: (b) (6) <[@aol.com](mailto:(b)(6)@aol.com)>, Michael Strobel - 1PRL <[mike.strobel@gsa.gov](mailto:mike.strobel@gsa.gov)>, Doreen Scola (b) (6) <[@aol.com](mailto:(b)(6)@aol.com)>

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**Mike Strobel**

Lease Acquisition Officer, LCO

Real Estate Acquisition Division

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GSA Leasing through a web portal.



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**Message-ID:** <5cb7969a.1c69fb81.a34a7.6372SMTPIN\_ADDED\_MISSING@mx.google.com>  
**MD5:** bfc82bf6c142b97242e08295e0367d19

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**Message-ID:** <CANQtNdkPeWeD8RfB11AYq83=bMcJRfCsFKLMSxoKc718v8wS+A@mail.gmail.com>  
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GSA-PBS-1PRL

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On Mar 21, 2019, at 7:25 AM, Tom (b) (6) <(b) (6)@verizon.net> wrote:

Mr. Forbes,

Morning. Appreciate the quick response.

VAS is taking the government's request for an extension under consideration and will get back to you.

Anything else just give me a call.

Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Andrew Forbes - 1PRL](#)

**Sent:** Wednesday, March 20, 2019 8:48 AM

**To:** [Tom](#)

**Cc:** [\(b\) \(6\)@aol.com](#); [Michael Strobel - 1PRL](#); [Doreen Scola](#)

**Subject:** Re: Regarding current existing ICE Warwick Lease

Hi Tom,

After speaking with Mike Strobel, we were anticipating the possibility of some flexibility by planning for a one year extension at the current rate. Is this something VAS would be interested in entertaining?

Andrew Forbes

Realty Specialist

U.S. General Services Administration

Cell: [\(b\) \(6\)](#)

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On Tue, Mar 19, 2019 at 6:57 PM Tom  
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Mr. Forbes,

Nice to hear from  
you.

Apologize for not  
getting back to you  
sooner.

VAS would appreciate  
discussing the current  
lease and the  
potential of an  
extension.

To further this effort  
and to save time for  
both parties request  
GSA provide all the  
details and  
information the  
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Also, request all the  
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This will allow VAS to  
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the topics at hand  
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Thanks for your  
assistance on this  
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Tom

Sent from [Mail](#) for  
Windows 10

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**From:** [Andrew Forbes - 1PRL](#)

**Sent:** Tuesday, March  
19, 2019 11:08 AM

**To:**  
(b) (6) @verizon.n  
et; (b) (6) @aol.com

**Cc:** [Mark Shinto - 1Pr](#); [Michael Strobel - 1PRL](#)

**Subject:** Regarding  
current existing ICE  
Warwick Lease

Good Morning,

I'm reaching out  
on behalf of the  
leasing team here  
at GSA and  
wanted to speak  
with you about  
the possibility of  
discussing the  
current lease and  
potential  
extension. Would  
you have time to  
discuss today or  
tomorrow?

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Realty Specialist

U.S. General Services  
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Cell: (b) (6)

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thereto and all copies thereof.

**Subject:** RE: Regarding current existing ICE Warwick Lease  
**Date:** Sun, 7 Apr 2019 17:24:39 -0400  
**From:** Tom (b) (6) @verizon.net>  
**To:** Andrew Forbes - 1PRL <andrew.forbes@gsa.gov>  
**Cc:** (b) (6) @aol.com>, Michael Strobel - 1PRL <mike.strobel@gsa.gov>, Doreen Scola (b) (6) @aol.com>  
**Message-ID:** <5caa6a9a.1c69fb81.7c1f4.0ceaSMTPIN\_ADDED\_MISSING@mx.google.com>  
**MD5:** 83fe1d0a14607c30e790614d2e868b0c

Mr. Forbes,

Afternoon.

What is the status of the proposed extension? Is there a problem?

Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Tom](#)  
**Sent:** Friday, March 29, 2019 3:50 PM  
**To:** [Andrew Forbes - 1PRL](#)  
**Cc:** (b) (6) @aol.com; [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** RE: Regarding current existing ICE Warwick Lease

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**Subject:** Re: Regarding current existing ICE Warwick Lease  
**Date:** Fri, 29 Mar 2019 13:09:00 -0700  
**From:** Andrew Forbes - 1PRL <andrew.forbes@gsa.gov>  
**To:** Michael Strobel - 1PRL <mike.strobel@gsa.gov>  
**Message-ID:** <CANQtNdkifOkWg5MUmNJUWWKHU+QsYOVzJpJH\_fRgAEy+PUCZfA@mail.gmail.com>  
**MD5:** e2ce72c60dec64c1a71c9cf1537d419b

(b) (5)

Andrew Forbes  
Realty Specialist

GSA-PBS-1PRL

(b) (6)

On Mar 29, 2019, at 4:02 PM, Michael Strobel - 1PRL <[mike.strobel@gsa.gov](mailto:mike.strobel@gsa.gov)> wrote:

The VAS proposed rate is the same as the current rate.

R/  
Mike

----- Forwarded message -----

From: Tom (b) (6) <[@verizon.net](mailto:(b)(6)@verizon.net)>  
Date: Fri, Mar 29, 2019 at 3:51 PM  
Subject: RE: Regarding current existing ICE Warwick Lease  
To: Andrew Forbes - 1PRL <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)>  
Cc: (b) (6) <[@aol.com](mailto:(b)(6)@aol.com)>, Michael Strobel - 1PRL <[mike.strobel@gsa.gov](mailto:mike.strobel@gsa.gov)>, Doreen Scola (b) (6) <[@aol.com](mailto:(b)(6)@aol.com)>

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(b) (6)

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U.S. General Services Administration

Cell: (b) (6) <[REDACTED]>

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Realty Specialist

U.S. General Services Administration

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--

**Mike Strobel**

Lease Acquisition Officer, LCO

Real Estate Acquisition Division

Public Buildings Service  
U.S. General Services Administration  
New England Region

Thomas P. O'Neill, Jr. Fed. Bldg.  
11th Floor  
10 Causeway Street  
Boston, MA 02222  
617.565.7250 office  
(b) (6) cell  
617.565.7049 fax

GSA Leasing through a web portal.



<2019 Lease Extension Signed.docx>

**Subject:** Re: Regarding current existing ICE Warwick Lease  
**Date:** Wed, 24 Apr 2019 09:02:29 -0400  
**From:** Andrew Forbes - 1PTA <andrew.forbes@gsa.gov>  
**To:** Tom (b) (6) @verizon.net>  
**Cc:** (b) (6) @aol.com>, Michael Strobel - 1PRL <mike.strobel@gsa.gov>, Doreen Scola (b) (6) @aol.com>  
**Message-ID:** <CANQtNdmSzHXPJXMW8weWxZHBfkmjTJJ2F-dr0m-enLpAVX42yQ@mail.gmail.com>  
**MD5:** 0a8cf369bc28e87890a79373fe56ef7a

Hi Tom,

Any chance you've reviewed our proposal any further? To reiterate again, it's a proposal of a 24 month extension, with 18 months of those firm, with termination notice period beginning in month 15 of the extension with rent to remain the same. Thanks.

Andrew Forbes

Asset Manager  
Portfolio Management Division

Public Buildings Service  
New England Region  
U.S. General Services Administration  
10 Causeway Street, Room 1100

Boston, MA 02222  
Cell: (b) (6)  
Desk: 617-531-9101

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On Thu, Apr 18, 2019 at 8:24 AM Andrew Forbes - 1PTA <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)> wrote:

And just to be clear, we will have proposed termination rights three months prior to the firm term ending. So in this case, we would need to give the termination notice by July 31st(approx) for the firm term ending October 31st, in the event we need to give notice early.

Andrew Forbes  
Realty Specialist

GSA-PBS-1PRL  
617-283-4350

On Apr 17, 2019, at 5:11 PM, Tom (b) (6) @verizon.net> wrote:

Mr. Forbes,

Afternoon.

Just want to be clear; GSA is requesting an extension of the current lease and proposing a 24 month term of which 18 months is firm and 6 months soft term, correct?

What is the proposed termination right in the soft term?

Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Andrew Forbes - 1PTA](#)  
**Sent:** Tuesday, April 16, 2019 5:03 PM  
**To:** [Tom](#)  
**Cc:** [\(b\) \(6\)@aol.com](#); [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Hi Tom

After speaking with our leasing leadership here in Region 1, the GSA would entertain the possibility of a 24 month extension with 18 months of that firm at the current rate.

Andrew Forbes

Realty Specialist

GSA-PBS-1PRL

(b) (6)

On Apr 12, 2019, at 4:24 PM, Tom [\(b\) \(6\)@verizon.net](#)> wrote:

Mr. Forbes,

Afternoon.

VAS appreciates your proactive stance and looks forward to seeing the documents for the proposed lease extension. There is a point that we wish to clarify in that the price quoted in the VAS proposal is for the 24 month firm term.

We would like to have the extension in place before the current lease expires so a prompt response would be appreciated.

Again, VAS looks forward to the Government proposal.

Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Andrew Forbes - 1PTA](#)  
**Sent:** Monday, April 8, 2019 10:29 AM  
**To:** [Tom](#)  
**Cc:** [\(b\) \(6\)@aol.com](#); [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Hello,

Sorry about that. Just returned from a trip. We plan on extending for a year at this point as this is our expected time for completion of construction to be finalized prior to



that. I will draft the documents for your review and for execution. Thank you kindly.

Andrew Forbes

Realty Specialist

U.S. General Services Administration

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**Subject:** Re: Regarding current existing ICE Warwick Lease  
**Date:** Mon, 8 Apr 2019 10:28:52 -0400  
**From:** Andrew Forbes - 1PTA <andrew.forbes@gsa.gov>  
**To:** Tom (b) (6) @verizon.net>  
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**Message-ID:** <CANQtNd=heS81Q+qOFdeBCp=Rr8+LOyantM1kuJ+0Y8Co+vwBfw@mail.gmail.com>  
**MD5:** b4967d4812ca2edff51e578d18641032

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Cell: (b) (6)

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**Subject:** Re: Regarding current existing ICE Warwick Lease  
**Date:** Wed, 10 Apr 2019 16:19:25 -0400  
**From:** Andrew Forbes - 1PTA <andrew.forbes@gsa.gov>  
**To:** Michael Strobel - 1PRL <mike.strobel@gsa.gov>  
**Message-ID:** <CANQtNdm4CyV3To1NKOc4XMgWfAiL=Duq4hzi3H1OXSDj=Mr-nw@mail.gmail.com>  
**MD5:** 5d4da29b813afefcdd5b5bb217d125ba

Steve seemed to think we would want 15 months on an extension. I can pose the option of a 24 month extension with six month term rights after year one to see what happens if you'd like.

Andrew Forbes

Asset Manager  
U.S. General Services Administration  
Cell: (b) (6)

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On Mon, Apr 8, 2019 at 2:59 PM Michael Strobel - 1PRL <[mike.strobel@gsa.gov](mailto:mike.strobel@gsa.gov)> wrote:

(b) (5)

R/  
Mike

On Mon, Apr 8, 2019 at 10:40 AM Andrew Forbes - 1PTA <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)> wrote:

Hey Mike,

I posed the idea of just a 12 month but this letter poses a 24 month firm term extension. Do we want to plan on doing that if balks at the 1 year?

Andrew Forbes

Realty Specialist  
U.S. General Services Administration  
Cell: (b) (6)

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----- Forwarded message -----

From: **Michael Strobel - 1PRL** <[mike.strobel@gsa.gov](mailto:mike.strobel@gsa.gov)>  
Date: Fri, Mar 29, 2019 at 4:02 PM  
Subject: Fwd: Regarding current existing ICE Warwick Lease  
To: Andrew Forbes - 1PRL <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)>

The VAS proposed rate is the same as the current rate.  
R/  
Mike

----- Forwarded message -----

From: **Tom (b) (6)** <[@verizon.net](mailto:(b)(6)@verizon.net)>  
Date: Fri, Mar 29, 2019 at 3:51 PM  
Subject: RE: Regarding current existing ICE Warwick Lease  
To: Andrew Forbes - 1PRL <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)>  
Cc: **(b) (6)** <[@aol.com](mailto:(b)(6)@aol.com)>, Michael Strobel - 1PRL <[mike.strobel@gsa.gov](mailto:mike.strobel@gsa.gov)>, Doreen Scola <[@aol.com](mailto:(b)(6)@aol.com)>

Mr. Forbes,

Afternoon.

Enclosed letter is in response to your inquiry concerning an extension of the current lease.

Any questions please do not hesitate to call.

Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Andrew Forbes - 1PRL](#)  
**Sent:** Thursday, March 21, 2019 8:14 AM  
**To:** [Tom](#)  
**Cc:** **(b) (6)** <[@aol.com](mailto:(b)(6)@aol.com)>; [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Looking forward to it Tom. Have a good day and let me know.

Andrew Forbes

Realty Specialist

GSA-PBS-1PRL

**(b) (6)**

On Mar 21, 2019, at 7:25 AM, Tom **(b) (6)** <[@verizon.net](mailto:(b)(6)@verizon.net)> wrote:

Mr. Forbes,

Morning. Appreciate the quick response.

VAS is taking the government's request for an extension under consideration and will get back to you.

Anything else just give me a call.

Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Andrew Forbes - 1PRL](#)

**Sent:** Wednesday, March 20, 2019 8:48 AM

**To:** [Tom](#)

**Cc:** [\(b\) \(6\)@aol.com](#); [Michael Strobel - 1PRL](#); [Doreen Scola](#)

**Subject:** Re: Regarding current existing ICE Warwick Lease

Hi Tom,

After speaking with Mike Strobel, we were anticipating the possibility of some flexibility by planning for a one year extension at the current rate. Is this something VAS would be interested in entertaining?

Andrew Forbes

Realty Specialist

U.S. General Services Administration

Cell: [\(b\) \(6\)](#)

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On Tue, Mar 19, 2019 at 6:57 PM Tom [\(b\) \(6\)@verizon.net](#)> wrote:

Mr. Forbes,

Nice to hear from you.

Apologize for not getting back to you sooner.

VAS would appreciate discussing the current lease and the potential of an extension.

To further this effort and to save time for both parties request GSA provide all the details and information the government wishes to propose for a potential extension. Also, request all the particulars of any other issues GSA would like to discuss as it pertains to the current lease.

This will allow VAS to intelligently discuss the topics at hand once we connect.

Thanks for your assistance on this subject.

Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Andrew Forbes - 1PRL](#)  
**Sent:** Tuesday, March 19, 2019 11:08 AM  
**To:** [\(b\) \(6\)@verizon.net](#); [\(b\) \(6\)@aol.com](#)  
**Cc:** [Mark Shinto - 1PrI](#); [Michael Strobel - 1PRL](#)  
**Subject:** Regarding current existing ICE Warwick Lease

Good Morning,

I'm reaching out on behalf of the leasing team here at GSA and wanted to speak with you about the possibility of discussing the current lease and potential extension. Would you have time to discuss today or tomorrow?

AndrewForbes

Realty Specialist

U.S. General Services Administration

Cell: [\(b\) \(6\)](#)

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--

**Mike Strobel**

Lease Acquisition Officer, LCO

Real Estate Acquisition Division

Public Buildings Service  
U.S. General Services Administration  
New England Region

Thomas P. O'Neill, Jr. Fed. Bldg.  
11th Floor  
10 Causeway Street  
Boston, MA 02222  
617.565.7250 office  
(b) (6) cell  
617.565.7049 fax

GSA Leasing through a web portal.



--

**Mike Strobel**

Lease Acquisition Officer, LCO

Real Estate Acquisition Division

Public Buildings Service  
U.S. General Services Administration  
New England Region

Thomas P. O'Neill, Jr. Fed. Bldg.  
11th Floor  
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617.565.7049 fax

GSA Leasing through a web portal.



**Subject:** Re: Regarding current existing ICE Warwick Lease  
**Date:** Thu, 21 Mar 2019 08:14:22 -0400  
**From:** Andrew Forbes - 1PRL <andrew.forbes@gsa.gov>  
**To:** Tom (b) (6) @verizon.net>  
**Cc:** (b) (6) @aol.com>, Michael Strobel - 1PRL <mike.strobel@gsa.gov>, Doreen Scola (b) (6) @aol.com>  
**Message-ID:** <CANQtNdkDp-iBuytu3MW3Pp9R2-By8LObfm4QMwubHEtGatXcAA@mail.gmail.com>  
**MD5:** fea3f9bdde5a96061043caa7155a07ce

Looking forward to it Tom. Have a good day and let me know.

Andrew Forbes  
Realty Specialist

GSA-PBS-1PRL

(b) (6)

On Mar 21, 2019, at 7:25 AM, Tom (b) (6) @verizon.net> wrote:

Mr. Forbes,

Morning. Appreciate the quick response.

VAS is taking the government's request for an extension under consideration and will get back to you.

Anything else just give me a call.

Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Andrew Forbes - 1PRL](#)  
**Sent:** Wednesday, March 20, 2019 8:48 AM  
**To:** [Tom](#)  
**Cc:** (b) (6) @aol.com; [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Hi Tom,

After speaking with Mike Strobel, we were anticipating the possibility of some flexibility by planning for a one year extension at the current rate. Is this something VAS would be interested in entertaining?

Andrew Forbes

Realty Specialist

U.S. General Services Administration

Cell: (b) (6)

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On Tue, Mar 19, 2019 at 6:57 PM Tom (b) (6) @verizon.net> wrote:

Mr. Forbes,

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VAS would appreciate discussing the current lease and the potential of an extension.

To further this effort and to save time for both parties request GSA provide all the details and information the government wishes to propose for a potential extension. Also, request all the particulars of any other issues GSA would like to discuss as it pertains to the current lease.

This will allow VAS to intelligently discuss the topics at hand once we connect.

Thanks for your assistance on this subject.

Tom

Sent from [Mail](#) for Windows 10

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**From:** [Andrew Forbes - 1PRL](#)  
**Sent:** Tuesday, March 19, 2019 11:08 AM  
**To:** (b) (6) @verizon.net; (b) (6) @aol.com  
**Cc:** [Mark Shinto - 1Prl](#); [Michael Strobel - 1PRL](#)  
**Subject:** Regarding current existing ICE Warwick Lease

Good Morning,

I'm reaching out on behalf of the leasing team here at GSA and wanted to speak with you about the possibility of discussing the current lease and potential extension. Would you have time to discuss today or tomorrow?

AndrewForbes

Realty Specialist

U.S. General Services Administration

Cell: (b) (6)

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**Subject:** Re: Regarding current existing ICE Warwick Lease  
**Date:** Thu, 16 May 2019 09:05:22 -0400  
**From:** Andrew Forbes - 1PTA <andrew.forbes@gsa.gov>  
**To:** Michael Strobel - 1PRL <mike.strobel@gsa.gov>  
**Message-ID:** <CANQtNdk-vViLPUm8zHNern=V6yyvFFJrHVxebepzBcpqNRf6Ww@mail.gmail.com>  
**MD5:** e676deeee7a5f156352278d3aa09a71d

Hi Mike,

Has Steve rendered a decision on this?

Andrew Forbes

**Asset Manager**  
Portfolio Management Division

Public Buildings Service  
New England Region  
U.S. General Services Administration  
10 Causeway Street, Room 1100

Boston, MA 02222  
Cell: (b) (6)  
Desk: 617-531-9101

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On Tue, Apr 30, 2019 at 9:41 AM Michael Strobel - 1PRL <[mike.strobel@gsa.gov](mailto:mike.strobel@gsa.gov)> wrote:

I forwarded the VAS proposal to SS. I see risk of double rent for 4-6 months.

R/  
Mike

On Mon, Apr 29, 2019 at 5:30 PM Andrew Forbes - 1PTA <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)> wrote:

Hey Mike,

Are the terms acceptable to you? Tom sent over his response with an increased rate on Thursday afternoon. If so, please let me know who will be drafting the lease extension .

Thanks.

Andrew Forbes

**Asset Manager**  
Portfolio Management Division

Public Buildings Service  
New England Region  
U.S. General Services Administration  
10 Causeway Street, Room 1100

Boston, MA 02222

Cell: (b) (6)  
Desk: 617-531-9101

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From: **Andrew Forbes - 1PTA** <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)>  
Date: Thu, Apr 25, 2019 at 3:27 PM  
Subject: Re: Regarding current existing ICE Warwick Lease  
To: Tom (b) (6) <[@verizon.net](mailto:(b) (6)@verizon.net)>  
Cc: (b) (6) <[@aol.com](mailto:(b) (6)@aol.com)>, Michael Strobel - 1PRL <[mike.strobel@gsa.gov](mailto:mike.strobel@gsa.gov)>, Doreen Scola (b) (6) <[@aol.com](mailto:(b) (6)@aol.com)>

Thank you Tom. Reviewing internally now.

**Andrew Forbes**

**Asset Manager**  
Portfolio Management Division

Public Buildings Service  
New England Region  
U.S. General Services Administration  
10 Causeway Street, Room 1100

Boston, MA 02222  
Cell: (b) (6)  
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On Thu, Apr 25, 2019 at 3:17 PM Tom (b) (6) <[@verizon.net](mailto:(b) (6)@verizon.net)> wrote:

Mr. Forbes,

Afternoon. Enclosed is the VAS response to the Government extension offer.

Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Tom](#)  
**Sent:** Wednesday, April 24, 2019 4:33 PM

**To:** [Andrew Forbes - 1PTA](#)  
**Cc:** [\(b\) \(6\)@aol.com](#); [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** RE: Regarding current existing ICE Warwick Lease

Mr. Forbes,

Afternoon.

Appreciate the reminder. Time flies when you're having fun. VAS is in the process of reviewing the Government proposal and will have a response for you in the near future.

Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Andrew Forbes - 1PTA](#)  
**Sent:** Wednesday, April 24, 2019 9:03 AM  
**To:** [Tom](#)  
**Cc:** [\(b\) \(6\)@aol.com](#); [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Hi Tom,

Any chance you've reviewed our proposal any further? To reiterate again, it's a proposal of a 24 month extension, with 18 months of those firm, with termination notice period beginning in month 15 of the extension with rent to remain the same. Thanks.

Andrew Forbes

Asset Manager

Portfolio Management Division

Public Buildings Service

New England Region

U.S. General Services Administration

10 Causeway Street, Room 1100

Boston, MA 02222

Cell: [\(b\) \(6\)](#)

Desk: 617-531-9101

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contents of this transmission is strictly prohibited. If you have received this transmission in error, please notify me immediately by telephone or return email and delete and destroy the original email message, any attachments thereto and all copies thereof.

On Thu, Apr 18, 2019 at 8:24 AM Andrew Forbes - 1PTA <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)> wrote:

And just to be clear, we will have proposed termination rights three months prior to the firm term ending. So in this case, we would need to give the termination notice by July 31st(approx) for the firm term ending October 31st, in the event we need to give notice early.

Andrew Forbes

Realty Specialist

GSA-PBS-1PRL

(b) (6)

On Apr 17, 2019, at 5:11 PM, Tom (b) (6) <[@verizon.net](mailto:(b) (6)@verizon.net)> wrote:

Mr. Forbes,

Afternoon.

Just want to be clear; GSA is requesting an extension of the current lease and proposing a 24 month term of which 18 months is firm and 6 months soft term, correct?

What is the proposed termination right in the soft term?

Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Andrew Forbes - 1PTA](#)  
**Sent:** Tuesday, April 16, 2019 5:03 PM  
**To:** [Tom](#)  
**Cc:** (b) (6) <[@aol.com](mailto:(b) (6)@aol.com)>; [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Hi Tom

After speaking with our leasing leadership here in Region 1, the GSA would entertain the possibility of a 24 month extension with 18 months of that firm at the current rate.

Andrew Forbes

Realty Specialist

GSA-PBS-1PRL

(b) (6)

On Apr 12, 2019, at 4:24 PM, Tom (b) (6) <[@verizon.net](mailto:(b) (6)@verizon.net)> wrote:

Mr. Forbes,

Afternoon.

VAS appreciates your proactive stance and looks forward to seeing the documents for the proposed lease extension. There is a point that we wish to clarify in that the price quoted in the VAS proposal is for the 24 month firm term.

We would like to have the extension in place before the current lease expires so a prompt response would be appreciated.

Again, VAS looks forward to the Government proposal.

Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Andrew Forbes - 1PTA](#)

**Sent:** Monday, April 8, 2019 10:29 AM

**To:** [Tom](#)

**Cc:** [\(b\) \(6\)@aol.com](#); [Michael Strobel - 1PRL](#); [Doreen Scola](#)

**Subject:** Re: Regarding current existing ICE Warwick Lease

Hello,

Sorry about that. Just returned from a trip. We plan on extending for a year at this point as this is our expected time for completion of construction to be finalized prior to that. I will draft the documents for your review and for execution. Thank you kindly.

Andrew Forbes

Realty Specialist

U.S. General Services Administration

Cell: [\(b\) \(6\)](#)

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On Fri, Mar 29, 2019 at 3:51 PM Tom [\(b\) \(6\)@verizon.net](#) wrote:

Mr. Forbes,

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Any questions please do not hesitate to call.

Tom

Sent from [Mail](#) for Windows 10

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**From:** [Andrew Forbes - 1PRL](#)  
**Sent:** Thursday, March 21, 2019 8:14 AM  
**To:** [Tom](#)  
**Cc:** [\(b\) \(6\)@aol.com](#); [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Looking forward to it Tom. Have a good day and let me know.

Andrew Forbes

Realty Specialist

GSA-PBS-1PRL

**(b) (6)**

On Mar 21, 2019, at 7:25 AM, Tom [\(b\) \(6\)@verizon.net](#)> wrote:

Mr. Forbes,

Morning. Appreciate the quick response.

VAS is taking the government's request for an extension under consideration and will get back to you.

Anything else just give me a call.

Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Andrew Forbes - 1PRL](#)  
**Sent:** Wednesday, March 20, 2019 8:48 AM  
**To:** [Tom](#)  
**Cc:** [\(b\) \(6\)@aol.com](#); [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Hi Tom,

After speaking with Mike Strobel, we were anticipating the possibility of some flexibility by planning for a one year extension at the current rate. Is this something VAS would be interested in entertaining?

Andrew Forbes

Realty Specialist

U.S. General Services Administration

Cell: (b) (6)

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On Tue, Mar 19, 2019 at 6:57 PM Tom (b) (6) @verizon.net> wrote:

Mr. Forbes,

Nice to hear from you.

Apologize for not getting back to you sooner.

VAS would appreciate discussing the current lease and the potential of an extension.

To further this effort and to save time for both parties request GSA provide all the details and information the

government wishes to propose for a potential extension. Also, request all the particulars of any other issues GSA would like to discuss as it pertains to the current lease.

This will allow VAS to intelligently discuss the topics at hand once we connect.

Thanks for your assistance on this subject.

Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Andrew Forbes - 1PRL](#)

**Sent:** Tuesday, March 19, 2019 11:08 AM

**To:**

[\(b\) \(6\)@verizon.net](#); [\(b\) \(6\)@aol.com](#)

**Cc:** [Mark Shinto - 1Prl](#); [Michael Strobel - 1PRL](#)

**Subject:** Regarding current existing ICE Warwick Lease

Good Morning,

I'm reaching out on behalf of the leasing team here at GSA and wanted to speak with you about the possibility of discussing the current lease and potential extension. Would you have time to discuss today or tomorrow?



AndrewForbes

Realty Specialist

U.S. General Services  
Administration

Cell: (b) (6)

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--

**Mike Strobel**

Lease Acquisition Officer, LCO

Real Estate Acquisition Division

Public Buildings Service  
U.S. General Services Administration  
New England Region

Thomas P. O'Neill, Jr. Fed. Bldg.  
11th Floor  
10 Causeway Street  
Boston, MA 02222  
617.565.7250 office  
(b) (6) cell

617.565.7049 fax

GSA Leasing through a web portal.



**Subject:** Fwd: Regarding current existing ICE Warwick Lease  
**Date:** Fri, 14 Jun 2019 17:13:25 -0400  
**From:** Andrew Forbes - 1PTA <andrew.forbes@gsa.gov>  
**To:** Mark Shinto - 1Prl <mark.shinto@gsa.gov>  
**Message-ID:** <CANQtNd=DmwghKYDDWiGVdt0ZpnX26LO-iDg4n9sHBJxevN85uw@mail.gmail.com>  
**MD5:** 8ee0366999a632f12e2420d857cf5c78

## Andrew Forbes

**Asset Manager**  
Portfolio Management Division

Public Buildings Service  
New England Region  
U.S. General Services Administration  
10 Causeway Street, Room 1100

Boston, MA 02222  
Cell: (b) (6)  
Desk: 617-531-9101

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----- Forwarded message -----

**From:** Andrew Forbes - 1PTA <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)>  
**Date:** Thu, May 16, 2019 at 10:39 AM  
**Subject:** Re: Regarding current existing ICE Warwick Lease  
**To:** Michael Strobel - 1PRL <[mike.strobel@gsa.gov](mailto:mike.strobel@gsa.gov)>

Just wants in the letter. I haven't spoken with him on the phone solely because I wanted record of the transaction. The letter he sent us is his most recent offer, and that's it.

## Andrew Forbes

**Asset Manager**  
Portfolio Management Division

Public Buildings Service  
New England Region  
U.S. General Services Administration  
10 Causeway Street, Room 1100

Boston, MA 02222  
Cell: (b) (6)  
Desk: 617-531-9101

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immediately by telephone or return email and delete and destroy the original email message, any attachments thereto and all copies thereof.

On Thu, May 16, 2019 at 10:35 AM Michael Strobel - 1PRL <[mike.strobel@gsa.gov](mailto:mike.strobel@gsa.gov)> wrote:

Steve - we are trying to balance workloads with your transition and others. He wants to know what has been discussed between you and Tom.

On Thu, May 16, 2019 at 10:30 AM Andrew Forbes - 1PTA <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)> wrote:

Mike,

Do you mean reach out to Steve or Tom? Last I heard from you is that Steve was reviewing it. If you meant Steve I will.

**Michael Strobel - 1PRL**

to me

(b) (5)

**Andrew Forbes**

**Asset Manager**

Portfolio Management Division

Public Buildings Service  
New England Region  
U.S. General Services Administration  
10 Causeway Street, Room 1100

Boston, MA 02222

Cell: (b) (6)

Desk: 617-531-9101

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On Thu, May 16, 2019 at 10:26 AM Michael Strobel - 1PRL <[mike.strobel@gsa.gov](mailto:mike.strobel@gsa.gov)> wrote:

please reach out to him. He is looking for whatever terms you have discussed with VAS ie. the varying Term length...firm and soft, rent etc.

R/

Mike

On Thu, May 16, 2019 at 9:06 AM Andrew Forbes - 1PTA <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)> wrote:

Hi Mike,

Has Steve rendered a decision on this?

Andrew Forbes

Asset Manager  
Portfolio Management Division

Public Buildings Service  
New England Region  
U.S. General Services Administration  
10 Causeway Street, Room 1100

Boston, MA 02222  
Cell: (b) (6)  
Desk: 617-531-9101

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On Tue, Apr 30, 2019 at 9:41 AM Michael Strobel - 1PRL <[mike.strobel@gsa.gov](mailto:mike.strobel@gsa.gov)> wrote:

(b) (5)

R/  
Mike

On Mon, Apr 29, 2019 at 5:30 PM Andrew Forbes - 1PTA <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)> wrote:

Hey Mike,

Are the terms acceptable to you? Tom sent over his response with an increased rate on Thursday afternoon. If so, please let me know who will be drafting the lease extension .

Thanks.

Andrew Forbes

Asset Manager  
Portfolio Management Division

Public Buildings Service  
New England Region  
U.S. General Services Administration  
10 Causeway Street, Room 1100

Boston, MA 02222  
Cell: (b) (6)  
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----- Forwarded message -----

From: **Andrew Forbes - 1PTA** <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)>

Date: Thu, Apr 25, 2019 at 3:27 PM

Subject: Re: Regarding current existing ICE Warwick Lease

To: Tom (b) (6) <[@verizon.net](mailto:(b)(6)@verizon.net)>

Cc: (b) (6) <[@aol.com](mailto:(b)(6)@aol.com)>, Michael Strobel - 1PRL <[mike.strobel@gsa.gov](mailto:mike.strobel@gsa.gov)>, Doreen Scola (b) (6) <[@aol.com](mailto:(b)(6)@aol.com)>

Thank you Tom. Reviewing internally now.

Andrew Forbes

Asset Manager  
Portfolio Management Division

Public Buildings Service  
New England Region  
U.S. General Services Administration  
10 Causeway Street, Room 1100

Boston, MA 02222  
Cell: (b) (6)  
Desk: 617-531-9101

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On Thu, Apr 25, 2019 at 3:17 PM Tom (b) (6) <[@verizon.net](mailto:(b)(6)@verizon.net)> wrote:

Mr. Forbes,

Afternoon. Enclosed is the VAS response to the Government extension offer.

Tom

Sent from [Mail](#) for Windows 10

---

**From:** Tom  
**Sent:** Wednesday, April 24, 2019 4:33 PM  
**To:** [Andrew Forbes - 1PTA](#)  
**Cc:** (b) (6) <[@aol.com](mailto:(b)(6)@aol.com)>; [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** RE: Regarding current existing ICE Warwick Lease

Mr. Forbes,

Afternoon.

Appreciate the reminder. Time flies when you're having fun. VAS is in the process of reviewing the Government proposal and will have a response for you in the near future.

Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Andrew Forbes - 1PTA](#)  
**Sent:** Wednesday, April 24, 2019 9:03 AM  
**To:** [Tom](#)  
**Cc:** [\(b\) \(6\)@aol.com](#); [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Hi Tom,

Any chance you've reviewed our proposal any further? To reiterate again, it's a proposal of a 24 month extension, with 18 months of those firm, with termination notice period beginning in month 15 of the extension with rent to remain the same. Thanks.

Andrew Forbes

Asset Manager

Portfolio Management Division

Public Buildings Service

New England Region

U.S. General Services Administration

10 Causeway Street, Room 1100

Boston, MA 02222

Cell: [\(b\) \(6\)](#)

Desk: 617-531-9101

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On Thu, Apr 18, 2019 at 8:24 AM Andrew Forbes - 1PTA <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)> wrote:

And just to be clear, we will have proposed termination rights three months prior to the firm term ending. So in this case, we would need to give the termination notice by July 31st(approx) for the firm

term ending October 31st, in the event we need to give notice early.

Andrew Forbes

Realty Specialist

GSA-PBS-1PRL

(b) (6)

On Apr 17, 2019, at 5:11 PM, Tom (b) (6) <[@verizon.net](mailto:(b) (6)@verizon.net)> wrote:

Mr. Forbes,

Afternoon.

Just want to be clear; GSA is requesting an extension of the current lease and proposing a 24 month term of which 18 months is firm and 6 months soft term, correct?

What is the proposed termination right in the soft term?

Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Andrew Forbes - 1PTA](#)

**Sent:** Tuesday, April 16, 2019 5:03 PM

**To:** [Tom](#)

**Cc:** (b) (6) <[@aol.com](mailto:(b) (6)@aol.com)>; [Michael Strobel - 1PRL](#); [Doreen Scola](#)

**Subject:** Re: Regarding current existing ICE Warwick Lease

Hi Tom

After speaking with our leasing leadership here in Region 1, the GSA would entertain the possibility of a 24 month extension with 18 months of that firm at the current rate.

Andrew Forbes

Realty Specialist

GSA-PBS-1PRL

(b) (6)

On Apr 12, 2019, at 4:24 PM, Tom (b) (6) <[@verizon.net](mailto:(b) (6)@verizon.net)> wrote:

Mr. Forbes,

Afternoon.

VAS appreciates your proactive stance and looks forward to seeing the documents for the proposed lease extension. There is a point that we wish to clarify in that the price quoted in the VAS proposal is for the 24 month firm term.



We would like to have the extension in place before the current lease expires so a prompt response would be appreciated.

Again, VAS looks forward to the Government proposal.

Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Andrew Forbes - 1PTA](#)  
**Sent:** Monday, April 8, 2019 10:29 AM  
**To:** [Tom](#)  
**Cc:** [\(b\) \(6\)@aol.com](#); [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Hello,

Sorry about that. Just returned from a trip. We plan on extending for a year at this point as this is our expected time for completion of construction to be finalized prior to that. I will draft the documents for your review and for execution. Thank you kindly.

Andrew Forbes

Realty Specialist

U.S. General Services Administration

Cell: [\(b\) \(6\)](#)

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On Fri, Mar 29, 2019 at 3:51 PM Tom [\(b\) \(6\)@verizon.net](#) wrote:

Mr. Forbes,

Afternoon.

Enclosed letter is in response to your inquiry concerning an extension of the current lease.

Any questions please do not hesitate to call.

Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Andrew Forbes - 1PRL](#)  
**Sent:** Thursday, March 21, 2019 8:14 AM  
**To:** [Tom](#)  
**Cc:** [\(b\) \(6\)@aol.com](#); [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Looking forward to it Tom. Have a good day and let me know.

Andrew Forbes

Realty Specialist

GSA-PBS-1PRL

**(b) (6)**

On Mar 21, 2019, at 7:25 AM, Tom [\(b\) \(6\)@verizon.net](#)> wrote:

Mr. Forbes,

Morning. Appreciate the quick response.

VAS is taking the government's request for an extension under consideration and will get back to you.

Anything else just give me a call.

Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Andrew Forbes - 1PRL](#)  
**Sent:** Wednesday, March 20, 2019 8:48 AM  
**To:** [Tom](#)  
**Cc:** [\(b\) \(6\)@aol.com](#); [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Hi Tom,

After speaking with Mike Strobel, we were anticipating the possibility of some flexibility by planning for a one year extension at the current rate. Is this

something VAS would be interested in entertaining?

Andrew Forbes

Realty Specialist

U.S. General Services Administration

Cell: (b) (6)

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On Tue, Mar 19, 2019 at 6:57 PM Tom (b) (6) <[@verizon.net](mailto:(b) (6)@verizon.net)> wrote:

Mr. Forbes,

Nice to hear from you.

Apologize for not getting back to you sooner.

VAS would appreciate discussing the current lease and the potential of an extension.

To further this effort and to save time for both parties request GSA provide all the details and information the government wishes to propose for a potential extension. Also, request all the particulars of any other issues GSA would like to discuss as it pertains to the current lease.

This will allow VAS to intelligently discuss the topics at hand once we connect.

Thanks for your assistance on this subject.

Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Andrew Forbes - 1PRL](#)

**Sent:** Tuesday, March 19, 2019 11:08 AM

**To:**

[\(b\) \(6\)@verizon.net](#); [\(b\) \(6\)@aol.com](#)

**Cc:** [Mark Shinto - 1Prl](#); [Michael Strobel - 1PRL](#)

**Subject:** Regarding current existing ICE Warwick Lease

Good Morning,

I'm reaching out on behalf of the leasing team here at GSA and wanted to speak with you about the possibility of discussing the current lease and potential extension. Would you have time to discuss today or tomorrow?

AndrewForbes

Realty Specialist

U.S. General Services Administration

Cell: (b) (6)

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--

**Mike Strobel**

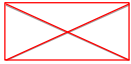
Lease Acquisition Officer, LCO

Real Estate Acquisition Division

Public Buildings Service  
U.S. General Services Administration  
New England Region

Thomas P. O'Neill, Jr. Fed. Bldg.  
11th Floor  
10 Causeway Street  
Boston, MA 02222  
617.565.7250 office  
(b) (6) cell  
617.565.7049 fax

GSA Leasing through a web portal.



--

**Mike Strobel**

Lease Acquisition Officer, LCO

Real Estate Acquisition Division

Public Buildings Service  
U.S. General Services Administration  
New England Region

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**Mike Strobel**

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617.565.7250 office  
(b) (6) cell  
617.565.7049 fax

GSA Leasing through a web portal.

**Subject:** Re: Regarding current existing ICE Warwick Lease  
**Date:** Thu, 18 Apr 2019 07:24:43 -0500  
**From:** Andrew Forbes - 1PTA <andrew.forbes@gsa.gov>  
**To:** Tom (b) (6) @verizon.net>  
**Cc:** (b) (6) @aol.com>, Michael Strobel - 1PRL <mike.strobel@gsa.gov>, Doreen Scola (b) (6) @aol.com>  
**Message-ID:** <CANQtNdnSGZOcs-dR+ok2-r=YT6LyvB\_6T7=WqpSLF5MJ\_EkJTg@mail.gmail.com>  
**MD5:** 74ee5b9f4a06604eb7f7de6bccbbeee7

And just to be clear, we will have proposed termination rights three months prior to the firm term ending. So in this case, we would need to give the termination notice by July 31st(approx) for the firm term ending October 31st, in the event we need to give notice early.

Andrew Forbes  
Realty Specialist

GSA-PBS-1PRL  
(b) (6)

On Apr 17, 2019, at 5:11 PM, Tom (b) (6) @verizon.net> wrote:

Mr. Forbes,

Afternoon.

Just want to be clear; GSA is requesting an extension of the current lease and proposing a 24 month term of which 18 months is firm and 6 months soft term, correct?

What is the proposed termination right in the soft term?

Tom

Sent from [Mail](#) for Windows 10

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**From:** [Andrew Forbes - 1PTA](#)  
**Sent:** Tuesday, April 16, 2019 5:03 PM  
**To:** [Tom](#)  
**Cc:** (b) (6) @aol.com; [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Hi Tom

After speaking with our leasing leadership here in Region 1, the GSA would entertain the possibility of a 24 month extension with 18 months of that firm at the current rate.

Andrew Forbes

Realty Specialist

GSA-PBS-1PRL  
(b) (6)

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Mr. Forbes,

Afternoon.

VAS appreciates your proactive stance and looks forward to seeing the documents for the proposed lease extension. There is a point that we wish to clarify in that the price quoted in the VAS proposal is for the 24 month firm term.

We would like to have the extension in place before the current lease expires so a prompt response would be appreciated.

Again, VAS looks forward to the Government proposal.

Tom

Sent from [Mail](#) for Windows 10

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**Sent:** Monday, April 8, 2019 10:29 AM  
**To:** [Tom](#)  
**Cc:** [\(b\) \(6\)@aol.com](#); [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Hello,

Sorry about that. Just returned from a trip. We plan on extending for a year at this point as this is our expected time for completion of construction to be finalized prior to that. I will draft the documents for your review and for execution. Thank you kindly.

Andrew Forbes

Realty Specialist

U.S. General Services Administration

Cell: [\(b\) \(6\)](#)

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Mr. Forbes,

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Any questions please do not hesitate to call.

Tom

Sent from [Mail](#) for Windows 10

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**Cc:** [\(b\) \(6\)@aol.com](#); [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Looking forward to it Tom. Have a good day and let me know.

Andrew Forbes

Realty Specialist

GSA-PBS-1PRL

[\(b\) \(6\)](#)

On Mar 21, 2019, at 7:25 AM, Tom [\(b\) \(6\)@verizon.net](#) wrote:

Mr. Forbes,

Morning. Appreciate the quick response.

VAS is taking the government's request for an extension under consideration and will get back to you.

Anything else just give me a call.

Tom

Sent from [Mail](#) for Windows 10

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**From:** [Andrew Forbes - 1PRL](#)  
**Sent:** Wednesday, March 20, 2019 8:48 AM  
**To:** [Tom](#)  
**Cc:** [\(b\) \(6\)@aol.com](#); [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Hi Tom,

After speaking with Mike Strobel, we were anticipating the possibility of some flexibility by planning for a one year extension at the current rate. Is this something VAS would be interested in entertaining?

Andrew Forbes

Realty Specialist

U.S. General Services Administration

Cell: (b) (6)

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Mr. Forbes,

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VAS would appreciate discussing the current lease and the potential of an extension.

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This will allow VAS to intelligently discuss the topics at hand once we connect.

Thanks for your assistance on this subject.

Tom

Sent from [Mail](#) for Windows 10

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**From:** [Andrew Forbes - 1PRL](#)  
**Sent:** Tuesday, March 19, 2019 11:08 AM  
**To:** (b) (6) <[@verizon.net](mailto:(b) (6)@verizon.net)>; (b) (6) <[@aol.com](mailto:(b) (6)@aol.com)>  
**Cc:** [Mark Shinto - 1Prl](#); [Michael Strobel - 1PRL](#)  
**Subject:** Regarding current existing ICE Warwick Lease

Good Morning,

I'm reaching out on behalf of the leasing team here at GSA and wanted to speak with you about the possibility of discussing the current lease and potential extension. Would you have time to discuss today or tomorrow?

AndrewForbes

Realty Specialist

U.S. General Services Administration

Cell: (b) (6)

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**Subject:** Fwd: Regarding current existing ICE Warwick Lease  
**Date:** Wed, 22 May 2019 16:47:59 -0400  
**From:** Andrew Forbes - 1PTA <andrew.forbes@gsa.gov>  
**To:** Michael Strobel - 1PRL <mike.strobel@gsa.gov>  
**Message-ID:** <CANQtNdmOhyOoQsaonNTLuiL65gXMmDe2mRdR+NgfiBB2v5Mhnw@mail.gmail.com>  
**MD5:** 6266cd5c94fcb073da760f65dec5f202

Hey Mike,

Any word from Steve on this?

Andrew Forbes

Asset Manager  
Portfolio Management Division

Public Buildings Service  
New England Region  
U.S. General Services Administration  
10 Causeway Street, Room 1100

Boston, MA 02222  
Cell: (b) (6)  
Desk: 617-531-9101

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----- Forwarded message -----

From: Tom (b) (6) @verizon.net>  
Date: Wed, May 22, 2019 at 4:41 PM  
Subject: RE: Regarding current existing ICE Warwick Lease  
To: Andrew Forbes - 1PTA <andrew.forbes@gsa.gov>  
Cc: (b) (6) @aol.com>, mike.strobel@gsa.gov <mike.strobel@gsa.gov>, (b) (6) @aol.com (b) (6) @aol.com>

Mr. Strobel, Mr. Forbes,

From the continued silence of GSA on this lease extension, VAS can only surmise that there is a problem or issue.

If we can be of assistance in anyway to help resolve the issue(s) delaying this project, please do not hesitate to ask.

However VAS does expect an update on the status of the lease extension and a timeline of when we can expect to receive the documentation.

Any assistance in this matter would be appreciated.

Tom

Sent from [Mail](#) for Windows 10

**From:** Tom  
**Sent:** Thursday, May 16, 2019 9:19 AM  
**To:** Andrew Forbes - 1PTA  
**Cc:** (b) (6)@aol.com; mike.strobel@gsa.gov; (b) (6)@aol.com  
**Subject:** RE: Regarding current existing ICE Warwick Lease

Mr. Forbes,

Morning.

I've been reviewing the correspondence between GSA and VAS regarding a lease extension and a brief summary of the facts shows: GSA asked VAS if they would entertain a lease extension. On 25 April 2019 VAS submitted a final proposal for a lease extension to GSA. GSA has been "reviewing" the VAS proposal for 21 days now. Sixteen of those 21 days the Government has been occupying the facility without a signed lease. There has been no communication from GSA verifying that the documentation for a lease extension is being prepared or which option of the VAS proposal the Government will submit to VAS for review. Obviously there are more details I have not included, but this is the gist of what has transpired to date.

VAS continues to fully service the old lease despite there being no signed extension and being left in the dark as to it's status. Not knowing the reason(s) behind the silence and delay in providing the extension documentation, VAS is unable to appreciate the problem(s).

We have and will continue to work with the Government to resolve this issue and strengthen our partnership. VAS has been patient, but at a cost as this perpetual silence and delay from GSA is having a negative impact on our organization to function efficiently.

Request GSA provide a date when VAS will receive the lease extension documents for review by COB 16 May 2019. Please feel free to just send the documents instead of providing a date.

If you have any questions please do not hesitate to contact me.

Tom

Sent from [Mail](#) for Windows 10

---

**From:** Andrew Forbes - 1PTA  
**Sent:** Monday, May 6, 2019 11:22 AM  
**To:** Tom  
**Cc:** (b) (6)@aol.com; mike.strobel@gsa.gov; (b) (6)@aol.com  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Hi Tom,

No problem, we are just reviewing internally right now. We will speak with you after I receive word from the contracting officer.

Andrew Forbes

Asset Manager

Portfolio Management Division

Public Buildings Service

New England Region

U.S. General Services Administration

10 Causeway Street, Room 1100

Boston, MA 02222

Cell: (b) (6)

Desk: 617-531-9101

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On Mon, May 6, 2019 at 8:56 AM Tom (b) (6) <(b) (6)@verizon.net> wrote:

Mr. Forbes,

Is there a problem?

Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Thomas Mcnaughton](#)  
**Sent:** Wednesday, May 1, 2019 4:07 PM  
**To:** [andrew.forbes@gsa.gov](#)  
**Cc:** (b) (6)@aol.com; [mike.strobel@gsa.gov](#); (b) (6)@aol.com  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Mr. Forbes,

Afternoon.

What is the status of the extension?

Tom

-----Original Message-----

From: Andrew Forbes - 1PTA <[andrew.forbes@gsa.gov](#)>

To: Tom (b) (6) <(b) (6)@verizon.net>

Cc: (b) (6) <(b) (6)@aol.com>; Michael Strobel - 1PRL <[mike.strobel@gsa.gov](#)>; Doreen Scola

(b) (6) <(b) (6)@aol.com>

Sent: Thu, Apr 25, 2019 3:28 pm  
Subject: Re: Regarding current existing ICE Warwick Lease

Thank you Tom. Reviewing internally now.

**Andrew Forbes**

Asset Manager

Portfolio Management Division

Public Buildings Service

New England Region

U.S. General Services Administration

10 Causeway Street, Room 1100

Boston, MA 02222

Cell: (b) (6)

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On Thu, Apr 25, 2019 at 3:17 PM Tom (b) (6) <(b) (6)@verizon.net> wrote:

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Afternoon. Enclosed is the VAS response to the Government extension offer.

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**To:** [Andrew Forbes - 1PTA](#)  
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**Andrew Forbes**

Asset Manager

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Public Buildings Service

New England Region

U.S. General Services Administration

10 Causeway Street, Room 1100

Boston, MA 02222

Cell: [\(b\) \(6\)](#)

Desk: 617-531-9101



**Subject:** Fwd: Regarding current existing ICE Warwick Lease  
**Date:** Thu, 2 May 2019 14:10:27 -0400  
**From:** Andrew Forbes - 1PTA <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)>  
**To:** Michael Strobel - 1PRL <[mike.strobel@gsa.gov](mailto:mike.strobel@gsa.gov)>  
**Message-ID:** <CANQtNdkTrBEDRmDfM16D+2fuAVSEb4WD50HCT=V-phiLE\_LFEg@mail.gmail.com>  
**MD5:** d4cfd20597d3a96fbc79e3ed37120e60

Hey Mike,

Any update on this?

Andrew Forbes

Asset Manager  
Portfolio Management Division

Public Buildings Service  
New England Region  
U.S. General Services Administration  
10 Causeway Street, Room 1100

Boston, MA 02222  
Cell: (b) (6)  
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And just to be clear, we will have proposed termination rights three months prior to the firm term ending. So in this case, we would need to give the termination notice by July 31st(approx) for the firm term ending October 31st, in the event we need to give notice early.

Andrew Forbes  
Realty Specialist  
GSA-PBS-1PRL  
(b) (6)

On Apr 17, 2019, at 5:11 PM, Tom (b) (6) <[@verizon.net](mailto:(b) (6)@verizon.net)> wrote:

Mr. Forbes,

Afternoon.

Just want to be clear; GSA is requesting an extension of the current lease and proposing a 24 month term of which 18 months is firm and 6 months soft term, correct?

What is the proposed termination right in the soft term?

Tom

Sent from [Mail](#) for Windows 10

**From:** [Andrew Forbes - 1PTA](#)  
**Sent:** Tuesday, April 16, 2019 5:03 PM  
**To:** [Tom](#)  
**Cc:** (b) (6) <[@aol.com](mailto:(b) (6)@aol.com)>; [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Hi Tom

After speaking with our leasing leadership here in Region 1, the GSA would entertain the possibility of a 24 month extension with 18 months of that firm at the current rate.

Andrew Forbes  
Realty Specialist  
GSA-PBS-1PRL  
617-283-4350

On Apr 12, 2019, at 4:24 PM, Tom (b) (6) <[@verizon.net](mailto:(b) (6)@verizon.net)> wrote:

Mr. Forbes,

Afternoon.

VAS appreciates your proactive stance and looks forward to seeing the documents for the proposed lease extension. There is a point that we wish to clarify in that the price quoted in the VAS proposal is for the 24 month firm term.

We would like to have the extension in place before the current lease expires so a prompt response would be appreciated.

Again, VAS looks forward to the Government proposal.

Tom

Sent from [Mail](#) for Windows 10

**From:** [Andrew Forbes - 1PTA](#)  
**Sent:** Monday, April 8, 2019 10:29 AM  
**To:** Tom  
**Cc:** (b) (6)@aol.com; [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Hello,

Sorry about that. Just returned from a trip. We plan on extending for a year at this point as this is our expected time for completion of construction to be finalized prior to that. I will draft the documents for your review and for execution. Thank you kindly.

Andrew Forbes  
Realty Specialist  
U.S. General Services Administration  
Cell: (b) (6)

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On Fri, Mar 29, 2019 at 3:51 PM Tom (b) (6)@verizon.net> wrote:  
Mr. Forbes,

Afternoon.

Enclosed letter is in response to your inquiry concerning an extension of the current lease.

Any questions please do not hesitate to call.

Tom

Sent from [Mail](#) for Windows 10

**From:** [Andrew Forbes - 1PRL](#)  
**Sent:** Thursday, March 21, 2019 8:14 AM  
**To:** Tom  
**Cc:** (b) (6)@aol.com; [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Looking forward to it Tom. Have a good day and let me know.

Andrew Forbes  
Realty Specialist  
GSA-PBS-1PRL  
(b) (6)

On Mar 21, 2019, at 7:25 AM, Tom (b) (6)@verizon.net> wrote:

Mr. Forbes,

Morning. Appreciate the quick response.

VAS is taking the government's request for an extension under consideration and will

get back to you.

Anything else just give me a call.

Tom

Sent from [Mail](#) for Windows 10

**From:** [Andrew Forbes - 1PRL](#)  
**Sent:** Wednesday, March 20, 2019 8:48 AM  
**To:** [Tom](#)  
**Cc:** [\(b\) \(6\)@aol.com](#); [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Hi Tom,

After speaking with Mike Strobel, we were anticipating the possibility of some flexibility by planning for a one year extension at the current rate. Is this something VAS would be interested in entertaining?

Andrew Forbes  
Realty Specialist  
U.S. General Services Administration  
Cell: [\(b\) \(6\)](#)

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On Tue, Mar 19, 2019 at 6:57 PM Tom <[\(b\) \(6\)@verizon.net](#)> wrote:

Mr. Forbes,

Nice to hear from you.

Apologize for not getting back to you sooner.

VAS would appreciate discussing the current lease and the potential of an extension.

To further this effort and to save time for

both parties request  
GSA provide all the  
details and  
information the  
government wishes to  
propose for a potential  
extension. Also,  
request all the  
particulars of any  
other issues GSA  
would like to discuss  
as it pertains to the  
current lease.

This will allow VAS to  
intelligently discuss  
the topics at hand  
once we connect.

Thanks for your  
assistance on this  
subject.

Tom

Sent from [Mail](#) for  
Windows 10

**From:** [Andrew Forbes](#)  
- 1PRL

**Sent:** Tuesday,  
March 19, 2019 11:08  
AM

**To:**

(b) (6) @verizon.ne

t; (b) (6) @aol.com

**Cc:** [Mark Shinto -](#)  
[1Prl](#); [Michael Strobel -](#)  
[1PRL](#)

**Subject:** Regarding  
current existing ICE  
Warwick Lease

Good Morning,

I'm reaching out on  
behalf of the leasing  
team here at GSA and  
wanted to speak with  
you about the  
possibility of  
discussing the current  
lease and potential  
extension. Would you  
have time to discuss  
today or tomorrow?

AndrewForbes  
Realty Specialist  
U.S. General Services  
Administration  
Cell: (b) (6)

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**Subject:** Re: Regarding current existing ICE Warwick Lease  
**Date:** Thu, 16 May 2019 10:26:04 -0400  
**From:** Michael Strobel - 1PRL <mike.strobel@gsa.gov>  
**To:** Andrew Forbes - 1PTA <andrew.forbes@gsa.gov>  
**Message-ID:** <CAE7-XU9xfaiDUX0jOy2Q3JJ3gWqR-uxSR=FFY7Fh4=RdKu2aNq@mail.gmail.com>  
**MD5:** 12158d62e7db83ea7fcae8d6a6d3cf31

please reach out to him. He is looking for whatever terms you have discussed with VAS ie. the varying Term length...firm and soft, rent etc.

R/  
Mike

On Thu, May 16, 2019 at 9:06 AM Andrew Forbes - 1PTA <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)> wrote:

Hi Mike,

Has Steve rendered a decision on this?

Andrew Forbes

Asset Manager  
Portfolio Management Division

Public Buildings Service  
New England Region  
U.S. General Services Administration  
10 Causeway Street, Room 1100

Boston, MA 02222  
Cell: (b) (6)  
Desk: 617-531-9101

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On Tue, Apr 30, 2019 at 9:41 AM Michael Strobel - 1PRL <[mike.strobel@gsa.gov](mailto:mike.strobel@gsa.gov)> wrote:

(b) (5)

R/  
Mike

On Mon, Apr 29, 2019 at 5:30 PM Andrew Forbes - 1PTA <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)> wrote:

Hey Mike,

Are the terms acceptable to you? Tom sent over his response with an increased rate on Thursday afternoon. If so, please let me know who will be drafting the lease extension .

Thanks.



## Andrew Forbes

### Asset Manager

Portfolio Management Division

Public Buildings Service  
New England Region  
U.S. General Services Administration  
10 Causeway Street, Room 1100

Boston, MA 02222

Cell: (b) (6)

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Date: Thu, Apr 25, 2019 at 3:27 PM

Subject: Re: Regarding current existing ICE Warwick Lease

To: Tom (b) (6) <[@verizon.net](mailto:(b) (6)@verizon.net)>

Cc: (b) (6) <[@aol.com](mailto:(b) (6)@aol.com)>, Michael Strobel - 1PRL <[mike.strobel@gsa.gov](mailto:mike.strobel@gsa.gov)>, Doreen Scola (b) (6) <[@aol.com](mailto:(b) (6)@aol.com)>

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### Asset Manager

Portfolio Management Division

Public Buildings Service  
New England Region  
U.S. General Services Administration  
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Realty Specialist

GSA-PBS-1PRL

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Realty Specialist

U.S. General Services Administration

Cell: (b) (6)

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GSA-PBS-1PRL

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Cc: (b) (6)@aol.com; [Michael Strobel - 1PRL](#); [Doreen Scola](#)

**Subject:** Re: Regarding current existing ICE Warwick Lease

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After speaking with Mike Strobel, we were anticipating the possibility of some flexibility by planning for a one year extension at the current rate. Is this something VAS would be interested in entertaining?

Andrew Forbes

Realty Specialist

U.S. General Services Administration

Cell: (b) (6)

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On Tue, Mar 19, 2019 at 6:57 PM Tom (b) (6)@verizon.net> wrote:

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Apologize for not getting back to you sooner.

VAS would appreciate discussing the current lease and the potential of an

extension.

To further this effort and to save time for both parties request GSA provide all the details and information the government wishes to propose for a potential extension. Also, request all the particulars of any other issues GSA would like to discuss as it pertains to the current lease.

This will allow VAS to intelligently discuss the topics at hand once we connect.

Thanks for your assistance on this subject.

Tom

Sent from [Mail](#) for Windows 10

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**From:** [Andrew Forbes - 1PRL](#)

**Sent:** Tuesday, March 19, 2019 11:08 AM

**To:**

[\(b\) \(6\)@verizon.net](#); [\(b\) \(6\)@aol.com](#)

**Cc:** [Mark Shinto - 1Prl](#); [Michael Strobel - 1PRL](#)

**Subject:** Regarding current existing ICE Warwick Lease

Good Morning,

I'm reaching out on behalf of the leasing team here at GSA and wanted to speak with you about the possibility of discussing the

current lease and potential extension. Would you have time to discuss today or tomorrow?

AndrewForbes

Realty Specialist

U.S. General Services Administration

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--

**Mike Strobel**

Lease Acquisition Officer, LCO

Real Estate Acquisition Division

Public Buildings Service  
U.S. General Services Administration  
New England Region



Thomas P. O'Neill, Jr. Fed. Bldg.  
11th Floor  
10 Causeway Street  
Boston, MA 02222  
617.565.7250 office  
(b) (6) cell  
617.565.7049 fax

GSA Leasing through a web portal.



--

**Mike Strobel**

Lease Acquisition Officer, LCO

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GSA Leasing through a web portal.



**Subject:** Re: Regarding current existing ICE Warwick Lease  
**Date:** Thu, 25 Apr 2019 15:27:31 -0400  
**From:** Andrew Forbes - 1PTA <andrew.forbes@gsa.gov>  
**To:** Tom (b) (6) @verizon.net>  
**Cc:** (b) (6) @aol.com>, Michael Strobel - 1PRL <mike.strobel@gsa.gov>, Doreen Scola (b) (6) @aol.com>  
**Message-ID:** <CANQtNdmOf8kpQZ73Ftgdcn+Rs8h2iA+aTRRxK2AXLSsqDfq32A@mail.gmail.com>  
**MD5:** 55b2aace8ba6e0a34f838d1a9bd55d72

Thank you Tom. Reviewing internally now.

Andrew Forbes

Asset Manager  
Portfolio Management Division

Public Buildings Service  
New England Region  
U.S. General Services Administration  
10 Causeway Street, Room 1100

Boston, MA 02222  
Cell: (b) (6)  
Desk: 617-531-9101

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Afternoon. Enclosed is the VAS response to the Government extension offer.

Tom

Sent from [Mail](#) for Windows 10

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**From:** Tom  
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**To:** Andrew Forbes - 1PTA  
**Cc:** (b) (6) @aol.com; Michael Strobel - 1PRL; Doreen Scola  
**Subject:** RE: Regarding current existing ICE Warwick Lease

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GSA-PBS-1PRL

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Just want to be clear; GSA is requesting an extension of the current lease and proposing a 24 month term of which 18 months is firm and 6 months soft term, correct?

What is the proposed termination right in the soft term?

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**Sent:** Tuesday, April 16, 2019 5:03 PM  
**To:** [Tom](#)  
**Cc:** (b) (6) <[@aol.com](mailto:(b) (6)@aol.com)>; [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
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Realty Specialist

GSA-PBS-1PRL

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VAS appreciates your proactive stance and looks forward to seeing the documents for the proposed lease extension. There is a point that we wish to clarify in that the price quoted in the VAS proposal is for the 24 month firm term.

We would like to have the extension in place before the current lease expires so a prompt response would be appreciated.

Again, VAS looks forward to the Government proposal.

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**From:** [Andrew Forbes - 1PTA](#)  
**Sent:** Monday, April 8, 2019 10:29 AM  
**To:** [Tom](#)  
**Cc:** [\(b\) \(6\)@aol.com](#); [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Hello,

Sorry about that. Just returned from a trip. We plan on extending for a year at this point as this is our expected time for completion of construction to be finalized prior to that. I will draft the documents for your review and for execution. Thank you kindly.

Andrew Forbes

Realty Specialist

U.S. General Services Administration

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Enclosed letter is in response to your inquiry concerning an extension of the current lease.

Any questions please do not hesitate to call.

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**From:** [Andrew Forbes - 1PRL](#)  
**Sent:** Thursday, March 21, 2019 8:14 AM

**To:** [Tom](#)  
**Cc:** [\(b\) \(6\)@aol.com](#); [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Looking forward to it Tom. Have a good day and let me know.

Andrew Forbes

Realty Specialist

GSA-PBS-1PRL

**(b) (6)**

On Mar 21, 2019, at 7:25 AM, Tom [\(b\) \(6\)@verizon.net](#)> wrote:

Mr. Forbes,

Morning. Appreciate the quick response.

VAS is taking the government's request for an extension under consideration and will get back to you.

Anything else just give me a call.

Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Andrew Forbes - 1PRL](#)  
**Sent:** Wednesday, March 20, 2019 8:48 AM  
**To:** [Tom](#)  
**Cc:** [\(b\) \(6\)@aol.com](#); [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Hi Tom,

After speaking with Mike Strobel, we were anticipating the possibility of some flexibility by planning for a one year extension at the current rate. Is this something VAS would be interested in entertaining?

Andrew Forbes

Realty Specialist

U.S. General Services Administration

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This will allow VAS to intelligently discuss the topics at hand once we connect.

Thanks for your assistance on this subject.

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Good Morning,

I'm reaching out on behalf of the leasing team here at GSA and wanted to speak with you about the possibility of discussing the current lease and potential extension. Would you have time to discuss today or tomorrow?

AndrewForbes

Realty Specialist

U.S. General Services Administration

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**Subject:** RE: Regarding current existing ICE Warwick Lease  
**Date:** Wed, 22 May 2019 16:41:15 -0400  
**From:** (b) (6) @verizon.net>  
**To:** Andrew Forbes - 1PTA <andrew.forbes@gsa.gov>  
**Cc:** (b) (6) @aol.com>, "mike.strobel@gsa.gov" <mike.strobel@gsa.gov>, (b) (6) @aol.com>  
**Message-ID:** <5ce5b3ee.1c69fb81.1f523.7938SMTPIN\_ADDED\_MISSING@mx.google.com>  
**MD5:** 2d87c4a492ee9894340a1922a9368ad3

Mr. Strobel, Mr. Forbes,

From the continued silence of GSA on this lease extension, VAS can only surmise that there is a problem or issue.

If we can be of assistance in anyway to help resolve the issue(s) delaying this project, please do not hesitate to ask.

However VAS does expect an update on the status of the lease extension and a timeline of when we can expect to receive the documentation.

Any assistance in this matter would be appreciated.

Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Tom](#)  
**Sent:** Thursday, May 16, 2019 9:19 AM  
**To:** [Andrew Forbes - 1PTA](#)  
**Cc:** (b) (6) @aol.com; [mike.strobel@gsa.gov](#); (b) (6) @aol.com  
**Subject:** RE: Regarding current existing ICE Warwick Lease

Mr. Forbes,

Morning.

I've been reviewing the correspondence between GSA and VAS regarding a lease extension and a brief summary of the facts shows: GSA asked VAS if they would entertain a lease extension. On 25 April 2019 VAS submitted a final proposal for a lease extension to GSA. GSA has been "reviewing" the VAS proposal for 21 days now. Sixteen of those 21 days the Government has been occupying the facility without a signed lease. There has been no communication from GSA verifying that the documentation for a lease extension is being prepared or which option of the VAS proposal the Government will submit to VAS for review. Obviously there are more details I have not included, but this is the gist of what has transpired to date.

VAS continues to fully service the old lease despite there being no signed extension and being left in the dark as to it's status. Not knowing the reason(s) behind the silence and delay in providing the extension documentation, VAS is unable to appreciate the problem(s).

We have and will continue to work with the Government to resolve this issue and strengthen our partnership. VAS has been patient, but at a cost as this perpetual silence and delay from GSA is having a negative impact on our organization to function efficiently.

Request GSA provide a date when VAS will receive the lease extension documents for review by COB 16 May 2019. Please feel free to just send the documents instead of providing a date.

If you have any questions please do not hesitate to contact me.

Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Andrew Forbes - 1PTA](#)  
**Sent:** Monday, May 6, 2019 11:22 AM  
**To:** [Tom](#)  
**Cc:** [\(b\) \(6\)@aol.com](#); [mike.strobel@gsa.gov](mailto:mike.strobel@gsa.gov); [\(b\) \(6\)@aol.com](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Hi Tom,

No problem, we are just reviewing internally right now. We will speak with you after I receive word from the contracting officer.

Andrew Forbes

Asset Manager

Portfolio Management Division

Public Buildings Service

New England Region

U.S. General Services Administration

10 Causeway Street, Room 1100

Boston, MA 02222

Cell: [\(b\) \(6\)](#)

Desk: 617-531-9101

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On Mon, May 6, 2019 at 8:56 AM Tom [\(b\) \(6\)@verizon.net](#) wrote:

Mr. Forbes,

Is there a problem?

Tom

Sent from [Mail](#) for Windows 10

**From:** [Thomas McNaughton](#)  
**Sent:** Wednesday, May 1, 2019 4:07 PM  
**To:** [andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)  
**Cc:** (b) (6)@aol.com; [mike.strobel@gsa.gov](mailto:mike.strobel@gsa.gov); (b) (6)@aol.com  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Mr. Forbes,

Afternoon.

What is the status of the extension?

Tom

-----Original Message-----

From: Andrew Forbes - 1PTA <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)>  
To: Tom (b) (6) @verizon.net>  
Cc: (b) (6) a@aol.com>; Michael Strobel - 1PRL <[mike.strobel@gsa.gov](mailto:mike.strobel@gsa.gov)>; Doreen  
Scola (b) (6) @aol.com>  
Sent: Thu, Apr 25, 2019 3:28 pm  
Subject: Re: Regarding current existing ICE Warwick Lease

Thank you Tom. Reviewing internally now.

Andrew Forbes

Asset Manager

Portfolio Management Division

Public Buildings Service

New England Region

U.S. General Services Administration

10 Causeway Street, Room 1100

Boston, MA 02222

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GSA-PBS-1PRL

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**To:** Andrew Forbes - 1PTA <andrew.forbes@gsa.gov>  
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**Message-ID:** <5cc0c824.1c69fb81.29a2f.83aeSMTPIN\_ADDED\_MISSING@mx.google.com>  
**MD5:** a35f587c25042b32e21b529e01ab5e12

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GSA-PBS-1PRL

(b) (6)



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Mr. Forbes,

Morning. Appreciate the quick response.

VAS is taking the government's request for an extension under consideration and will get back to you.

Anything else just give me a call.

Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Andrew Forbes - 1PRL](#)

**Sent:** Wednesday, March 20, 2019 8:48 AM

**To:** [Tom](#)

**Cc:** (b) (6) [@aol.com](#); [Michael Strobel - 1PRL](#); [Doreen Scola](#)

**Subject:** Re: Regarding current existing ICE Warwick Lease

Hi Tom,

After speaking with Mike Strobel, we were anticipating the possibility of some flexibility by planning for a one year extension at the current rate. Is this something VAS would be interested in entertaining?

Andrew Forbes

Realty Specialist

U.S. General Services Administration

Cell: (b) (6)

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On Tue, Mar 19, 2019 at 6:57 PM Tom (b) (6) <[@verizon.net](mailto:(b) (6)@verizon.net)> wrote:

Mr. Forbes,

Nice to hear from you.

Apologize for not getting back to you sooner.

VAS would appreciate discussing the current lease and the potential of an extension.

To further this effort and to save time for both parties request GSA provide all the details and information the government wishes to propose for a potential extension. Also, request all the particulars of any other issues GSA would like to discuss as it pertains to the current lease.

This will allow VAS to intelligently discuss the topics at hand once we connect.

Thanks for your assistance on this subject.

Tom

Sent from [Mail](#) for Windows 10

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**From:** [Andrew Forbes - 1PRL](#)

**Sent:** Tuesday, March 19, 2019 11:08 AM  
**To:** (b) (6) @verizon.net; (b) (6) @aol.com  
**Cc:** [Mark Shinto - 1Prl](#); [Michael Strobel - 1PRL](#)  
**Subject:** Regarding current existing ICE Warwick Lease

Good Morning,

I'm reaching out on behalf of the leasing team here at GSA and wanted to speak with you about the possibility of discussing the current lease and potential extension. Would you have time to discuss today or tomorrow?

AndrewForbes

Realty Specialist

U.S. General Services Administration

Cell: (b) (6)

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**Subject:** Re: Regarding current existing ICE Warwick Lease  
**Date:** Mon, 6 May 2019 11:21:54 -0400  
**From:** Andrew Forbes - 1PTA <andrew.forbes@gsa.gov>  
**To:** Tom (b) (6) @verizon.net>  
**Cc:** (b) (6) @aol.com>, "mike.strobel@gsa.gov" <mike.strobel@gsa.gov>, (b) (6) @aol.com>  
**Message-ID:** <CANQtNd=C0QJGuh5rPgX0GQ3ucfwjPgCoUwjofUsfMDFJNWDgYQ@mail.gmail.com>  
**MD5:** e9ad793cc16c6c5ababfeddf9639d1a5

Hi Tom,

No problem, we are just reviewing internally right now. We will speak with you after I receive word from the contracting officer.

Andrew Forbes

Asset Manager  
Portfolio Management Division

Public Buildings Service  
New England Region  
U.S. General Services Administration  
10 Causeway Street, Room 1100

Boston, MA 02222  
Cell: (b) (6)  
Desk: 617-531-9101

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On Mon, May 6, 2019 at 8:56 AM Tom (b) (6) @verizon.net> wrote:

Mr. Forbes,

Is there a problem?

Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Thomas Mcnaughton](#)  
**Sent:** Wednesday, May 1, 2019 4:07 PM  
**To:** [andrew.forbes@gsa.gov](#)  
**Cc:** (b) (6) @aol.com; [mike.strobel@gsa.gov](#); (b) (6) @aol.com  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Mr. Forbes,

Afternoon.

What is the status of the extension?

Tom

-----Original Message-----

From: Andrew Forbes - 1PTA <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)>

To: Tom (b) (6) <[@verizon.net](mailto:(b) (6)@verizon.net)>

Cc: (b) (6) <[@aol.com](mailto:(b) (6)@aol.com)>; Michael Strobel - 1PRL <[mike.strobel@gsa.gov](mailto:mike.strobel@gsa.gov)>; Doreen Scola <[@aol.com](mailto:(b) (6)@aol.com)>

Sent: Thu, Apr 25, 2019 3:28 pm

Subject: Re: Regarding current existing ICE Warwick Lease

Thank you Tom. Reviewing internally now.

Andrew Forbes

Asset Manager

Portfolio Management Division

Public Buildings Service

New England Region

U.S. General Services Administration

10 Causeway Street, Room 1100

Boston, MA 02222

Cell: (b) (6)

Desk: 617-531-9101

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Afternoon. Enclosed is the VAS response to the Government extension offer.

Tom

Sent from [Mail](#) for Windows 10

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**Sent:** Wednesday, April 24, 2019 4:33 PM  
**To:** [Andrew Forbes - 1PTA](#)  
**Cc:** [\(b\) \(6\)@aol.com](#); [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** RE: Regarding current existing ICE Warwick Lease

Mr. Forbes,

Afternoon.

Appreciate the reminder. Time flies when you're having fun. VAS is in the process of reviewing the Government proposal and will have a response for you in the near future.

Tom

Sent from [Mail](#) for Windows 10

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Hi Tom,

Any chance you've reviewed our proposal any further? To reiterate again, it's a proposal of a 24 month extension, with 18 months of those firm, with termination notice period beginning in month 15 of the extension with rent to remain the same. Thanks.

Andrew Forbes

Asset Manager

Portfolio Management Division

Public Buildings Service

New England Region

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And just to be clear, we will have proposed termination rights three months prior to the firm term ending. So in this case, we would need to give the termination notice by July 31st(approx) for the firm term ending October 31st, in the event we need to give notice early.

Andrew Forbes

Realty Specialist

GSA-PBS-1PRL

(b) (6)

On Apr 17, 2019, at 5:11 PM, Tom (b) (6) <[@verizon.net](mailto:(b) (6)@verizon.net)> wrote:

Mr. Forbes,

Afternoon.

Just want to be clear; GSA is requesting an extension of the current lease and proposing a 24 month term of which 18 months is firm and 6 months soft term, correct?

What is the proposed termination right in the soft term?

Tom

Sent from [Mail](#) for Windows 10

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**From:** [Andrew Forbes - 1PTA](#)



**Sent:** Tuesday, April 16, 2019 5:03 PM  
**To:** [Tom](#)  
**Cc:** (b) (6)@aol.com; [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Hi Tom

After speaking with our leasing leadership here in Region 1, the GSA would entertain the possibility of a 24 month extension with 18 months of that firm at the current rate.

Andrew Forbes

Realty Specialist

GSA-PBS-1PRL

(b) (6)

On Apr 12, 2019, at 4:24 PM, Tom (b) (6) @verizon.net> wrote:

Mr. Forbes,

Afternoon.

VAS appreciates your proactive stance and looks forward to seeing the documents for the proposed lease extension. There is a point that we wish to clarify in that the price quoted in the VAS proposal is for the 24 month firm term.

We would like to have the extension in place before the current lease expires so a prompt response would be appreciated.

Again, VAS looks forward to the Government proposal.

Tom

Sent from [Mail](#) for Windows 10

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**From:** [Andrew Forbes - 1PTA](#)  
**Sent:** Monday, April 8, 2019 10:29 AM  
**To:** [Tom](#)  
**Cc:** (b) (6)@aol.com; [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Hello,

Sorry about that. Just returned from a trip. We plan on extending for a year at this point as this is our expected time for completion of construction to be finalized prior to that. I will draft the documents for your review and for execution. Thank you kindly.

Andrew Forbes

Realty Specialist

U.S. General Services Administration

Cell: (b) (6)

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On Fri, Mar 29, 2019 at 3:51 PM Tom (b) (6) <[@verizon.net](mailto:(b) (6)@verizon.net)> wrote:

Mr. Forbes,

Afternoon.

Enclosed letter is in response to your inquiry concerning an extension of the current lease.

Any questions please do not hesitate to call.

Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Andrew Forbes - 1PRL](#)  
**Sent:** Thursday, March 21, 2019 8:14 AM

**To:** [Tom](#)  
**Cc:** [\(b\) \(6\)@aol.com](#); [Michael Strobel - 1PRL](#);  
[Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE  
Warwick Lease

Looking forward to it Tom. Have a good day and  
let me know.

Andrew Forbes

Realty Specialist

GSA-PBS-1PRL

(b) (6)

On Mar 21, 2019, at 7:25 AM, Tom  
(b) (6) [@verizon.net](#)> wrote:

Mr. Forbes,

Morning.  
Appreciate the  
quick response.

VAS is taking  
the  
government's  
request for an  
extension under  
consideration  
and will get  
back to you.

Anything else  
just give me a  
call.

Tom

Sent from [Mail](#)  
for Windows 10

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**From:** [Andrew  
Forbes - 1PRL](#)  
**Sent:**  
Wednesday,  
March 20, 2019  
8:48 AM  
**To:** [Tom](#)  
**Cc:**  
[\(b\) \(6\)@aol.co](#)  
[m](#); [Michael](#)

[Strobel - 1PRL;](#)  
[Doreen Scola](#)  
**Subject:** Re:  
Regarding  
current existing  
ICE Warwick  
Lease

Hi Tom,

After speaking  
with Mike  
Strobel, we  
were  
anticipating the  
possibility of  
some  
flexibility by  
planning for a  
one year  
extension at the  
current rate. Is  
this something  
VAS would be  
interested in  
entertaining?

Andrew  
Forbes

Realty Specialist

U.S. General  
Services  
Administration

Cell: (b) (6)

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permission. If you are  
not the intended  
recipient, you are  
hereby notified that  
any disclosure,

**Subject:** Re: Regarding current existing ICE Warwick Lease  
**Date:** Thu, 16 May 2019 10:34:50 -0400  
**From:** Michael Strobel - 1PRL <mike.strobel@gsa.gov>  
**To:** Andrew Forbes - 1PTA <andrew.forbes@gsa.gov>  
**Message-ID:** <CAE7-XU9UzO7bQvK=WODJmf+XH4nTL4rY-tG8Y+E+octxJ4kqug@mail.gmail.com>  
**MD5:** 9567511350e12688876766ccfbdfde45

Steve - we are trying to balance workloads with your transition and others. He wants to know what has been discussed between you and Tom.

On Thu, May 16, 2019 at 10:30 AM Andrew Forbes - 1PTA <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)> wrote:

Mike,

Do you mean reach out to Steve or Tom? Last I heard from you is that Steve was reviewing it. If you meant Steve I will.

**Michael Strobel - 1PRL**

to me

(b) (5)

**Andrew Forbes**

**Asset Manager**  
Portfolio Management Division

Public Buildings Service  
New England Region  
U.S. General Services Administration  
10 Causeway Street, Room 1100

Boston, MA 02222  
Cell: (b) (6)  
Desk: 617-531-9101

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On Thu, May 16, 2019 at 10:26 AM Michael Strobel - 1PRL <[mike.strobel@gsa.gov](mailto:mike.strobel@gsa.gov)> wrote:

please reach out to him. He is looking for whatever terms you have discussed with VAS ie. the varying Term length...firm and soft, rent etc.

R/  
Mike

On Thu, May 16, 2019 at 9:06 AM Andrew Forbes - 1PTA <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)> wrote:

Hi Mike,

Has Steve rendered a decision on this?

Andrew Forbes

**Asset Manager**

Portfolio Management Division

Public Buildings Service  
New England Region  
U.S. General Services Administration  
10 Causeway Street, Room 1100

Boston, MA 02222

Cell: (b) (6)

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On Tue, Apr 30, 2019 at 9:41 AM Michael Strobel - 1PRL <[mike.strobel@gsa.gov](mailto:mike.strobel@gsa.gov)> wrote:

(b) (5)

R/

Mike

On Mon, Apr 29, 2019 at 5:30 PM Andrew Forbes - 1PTA <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)> wrote:

Hey Mike,

Are the terms acceptable to you? Tom sent over his response with an increased rate on Thursday afternoon. If so, please let me know who will be drafting the lease extension .

Thanks.

Andrew Forbes

**Asset Manager**

Portfolio Management Division

Public Buildings Service  
New England Region  
U.S. General Services Administration  
10 Causeway Street, Room 1100

Boston, MA 02222

Cell: (b) (6)

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----- Forwarded message -----

From: **Andrew Forbes - 1PTA** <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)>

Date: Thu, Apr 25, 2019 at 3:27 PM

Subject: Re: Regarding current existing ICE Warwick Lease

To: Tom <(b) (6)@verizon.net>

Cc: (b) (6)@aol.com, Michael Strobel - 1PRL <[mike.strobel@gsa.gov](mailto:mike.strobel@gsa.gov)>, Doreen Scola <(b) (6)@aol.com>

Thank you Tom. Reviewing internally now.

**Andrew Forbes**

**Asset Manager**

Portfolio Management Division

Public Buildings Service  
New England Region  
U.S. General Services Administration  
10 Causeway Street, Room 1100

Boston, MA 02222

Cell: (b) (6)

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Sent from [Mail](#) for Windows 10

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**From:** Tom

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**To:** [Andrew Forbes - 1PTA](#)

**Cc:** (b) (6)@aol.com; [Michael Strobel - 1PRL](#); [Doreen Scola](#)

**Subject:** RE: Regarding current existing ICE Warwick Lease

Mr. Forbes,

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Sent from [Mail](#) for Windows 10

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**Sent:** Wednesday, April 24, 2019 9:03 AM  
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Asset Manager

Portfolio Management Division

Public Buildings Service

New England Region

U.S. General Services Administration

10 Causeway Street, Room 1100

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Cell: [\(b\) \(6\)](#)

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ending. So in this case, we would need to give the termination notice by July 31st(approx) for the firm term ending October 31st, in the event we need to give notice early.

Andrew Forbes

Realty Specialist

GSA-PBS-1PRL

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Realty Specialist

GSA-PBS-1PRL

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Andrew Forbes

Realty Specialist

U.S. General Services Administration

Cell: [\(b\) \(6\)](#)

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Any questions please do not hesitate to call.

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Realty Specialist

GSA-PBS-1PRL

(b) (6)

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Andrew Forbes

Realty Specialist

U.S. General Services Administration

Cell: (b) (6)

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<(b) (6)@verizon.net> wrote:

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Thanks for your assistance on this subject.

Tom

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**To:** [\(b\) \(6\)@verizon.net](#); [\(b\) \(6\)@aol.com](#)

**Cc:** [Mark Shinto - 1Prl](#); [Michael Strobel - 1PRL](#)

**Subject:** Regarding current existing ICE Warwick Lease

Good Morning,

I'm reaching out on behalf of the leasing team here at GSA and wanted to speak with you about the possibility of discussing the current lease and potential extension. Would you have time to discuss today or tomorrow?

AndrewForbes

Realty Specialist

U.S. General Services Administration

Cell: (b) (6)

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--

**Mike Strobel**

Lease Acquisition Officer, LCO

Real Estate Acquisition Division

Public Buildings Service  
U.S. General Services Administration  
New England Region

Thomas P. O'Neill, Jr. Fed. Bldg.  
11th Floor  
10 Causeway Street  
Boston, MA 02222  
617.565.7250 office  
(b) (6) cell  
617.565.7049 fax

GSA Leasing through a web portal.



--

**Mike Strobel**

Lease Acquisition Officer, LCO

Real Estate Acquisition Division

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GSA Leasing through a web portal.





**Subject:** Re: Regarding current existing ICE Warwick Lease  
**Date:** Thu, 2 May 2019 11:17:51 -0700  
**From:** Michael Strobel - 1PRL <mike.strobel@gsa.gov>  
**To:** Andrew Forbes - 1PTA <andrew.forbes@gsa.gov>  
**Message-ID:** <CAE7-XU8Y9w2f0E=NHJng6GSKm\_o3OG=JeN85KbFamCSrjKTm6Q@mail.gmail.com>  
**MD5:** 0cbf5e70d4a2c6cfa8c8bf69bebacff6

No. Steve's decision on Term.

Thank you.  
R/  
Mike Strobel  
Lease Acquisition Officer, LCO

On May 2, 2019, at 2:10 PM, Andrew Forbes - 1PTA <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)> wrote:

Hey Mike,

Any update on this?

Andrew Forbes

Asset Manager  
Portfolio Management Division  
  
Public Buildings Service  
New England Region  
U.S. General Services Administration  
10 Causeway Street, Room 1100  
  
Boston, MA 02222  
Cell: (b) (6)  
Desk: 617-531-9101

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----- Forwarded message -----

From: Thomas Mcnaughton <(b) (6)@verizon.net>  
Date: Wed, May 1, 2019 at 4:07 PM  
Subject: Re: Regarding current existing ICE Warwick Lease  
To: <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)>  
Cc: <(b) (6)@aol.com>, <[mike.strobel@gsa.gov](mailto:mike.strobel@gsa.gov)>, <(b) (6)@aol.com>

Mr. Forbes,

Afternoon.

What is the status of the extension?

Tom

-----Original Message-----

From: Andrew Forbes - 1PTA <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)>

To: Tom (b) (6) <[@verizon.net](mailto:(b) (6)@verizon.net)>

Cc: (b) (6) <[@aol.com](mailto:(b) (6)@aol.com)>; Michael Strobel - 1PRL <[mike.strobel@gsa.gov](mailto:mike.strobel@gsa.gov)>; Doreen Scola (b) (6) <[@aol.com](mailto:(b) (6)@aol.com)>

Sent: Thu, Apr 25, 2019 3:28 pm

Subject: Re: Regarding current existing ICE Warwick Lease

Thank you Tom. Reviewing internally now.

Andrew Forbes

Asset Manager  
Portfolio Management Division

Public Buildings Service  
New England Region  
U.S. General Services Administration  
10 Causeway Street, Room 1100

Boston, MA 02222

Cell: (b) (6)

Desk: 617-531-9101

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On Thu, Apr 25, 2019 at 3:17 PM Tom <(b) (6)@verizon.net> wrote:

Mr. Forbes,

Afternoon. Enclosed is the VAS response to the Government extension offer.

Tom

Sent from [Mail](#) for Windows 10

**From:** Tom

**Sent:** Wednesday, April 24, 2019 4:33 PM

**To:** [Andrew Forbes - 1PTA](#)

**Cc:** (b) (6) <[@aol.com](mailto:(b) (6)@aol.com)>; [Michael Strobel - 1PRL](#); [Doreen Scola](#)

**Subject:** RE: Regarding current existing ICE Warwick Lease

Mr. Forbes,

Afternoon.

Appreciate the reminder. Time flies when you're having fun. VAS is in the process of reviewing the Government proposal and will have a response for you in the near future.

Tom

Sent from [Mail](#) for Windows 10

**From:** [Andrew Forbes - 1PTA](#)

**Sent:** Wednesday, April 24, 2019 9:03 AM

**To:** Tom

**Cc:** (b) (6) <[@aol.com](mailto:(b) (6)@aol.com)>; [Michael Strobel - 1PRL](#); [Doreen Scola](#)

**Subject:** Re: Regarding current existing ICE Warwick Lease

Hi Tom,

Any chance you've reviewed our proposal any further? To reiterate again, it's a proposal of a 24 month extension, with 18 months of those firm, with termination notice period beginning in month 15 of the extension with rent to remain the same. Thanks.

Andrew Forbes  
Asset Manager  
Portfolio Management Division  
Public Buildings Service  
New England Region  
U.S. General Services Administration  
10 Causeway Street, Room 1100  
Boston, MA 02222  
Cell: (b) (6)  
Desk: 617-531-9101

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On Thu, Apr 18, 2019 at 8:24 AM Andrew Forbes - 1PTA <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)> wrote:  
And just to be clear, we will have proposed termination rights three months prior to the firm term ending. So in this case, we would need to give the termination notice by July 31st(approx) for the firm term ending October 31st, in the event we need to give notice early.

Andrew Forbes  
Realty Specialist  
GSA-PBS-1PRL  
(b) (6)

On Apr 17, 2019, at 5:11 PM, Tom <(b) (6)@verizon.net> wrote:

Mr. Forbes,

Afternoon.

Just want to be clear; GSA is requesting an extension of the current lease and proposing a 24 month term of which 18 months is firm and 6 months soft term, correct?

What is the proposed termination right in the soft term?

Tom

Sent from [Mail](#) for Windows 10

**From:** [Andrew Forbes - 1PTA](#)  
**Sent:** Tuesday, April 16, 2019 5:03 PM  
**To:** [Tom](#)  
**Cc:** (b) (6)@aol.com; [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Hi Tom

After speaking with our leasing leadership here in Region 1, the GSA would entertain the possibility of a 24 month extension with 18 months of that firm at the current rate.

Andrew Forbes  
Realty Specialist  
GSA-PBS-1PRL  
(b) (6)

On Apr 12, 2019, at 4:24 PM, Tom <(b) (6)@verizon.net> wrote:

Mr. Forbes,

Afternoon.

VAS appreciates your proactive stance and looks forward to seeing the documents for the proposed lease extension. There is a point that we wish to clarify in that the price quoted in the VAS proposal is for the 24 month firm term.

We would like to have the extension in place before the current lease expires so a prompt response would be appreciated.

Again, VAS looks forward to the Government proposal.

Tom

Sent from [Mail](#) for Windows 10

**From:** [Andrew Forbes - 1PTA](#)  
**Sent:** Monday, April 8, 2019 10:29 AM  
**To:** [Tom](#)  
**Cc:** [\(b\) \(6\)@aol.com](#); [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Hello,

Sorry about that. Just returned from a trip. We plan on extending for a year at this point as this is our expected time for completion of construction to be finalized prior to that. I will draft the documents for your review and for execution. Thank you kindly.

Andrew Forbes  
Realty Specialist  
U.S. General Services Administration  
Cell: [\(b\) \(6\)](#)

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On Fri, Mar 29, 2019 at 3:51 PM Tom <[\(b\) \(6\)@verizon.net](#)> wrote:  
Mr. Forbes,

Afternoon.

Enclosed letter is in response to your inquiry concerning an extension of the current lease.

Any questions please do not hesitate to call.

Tom

Sent from [Mail](#) for Windows 10

**From:** [Andrew Forbes - 1PRL](#)  
**Sent:** Thursday, March 21, 2019 8:14 AM  
**To:** [Tom](#)  
**Cc:** [\(b\) \(6\)@aol.com](#); [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Looking forward to it Tom. Have a good day and let me know.

Andrew Forbes  
Realty Specialist

GSA-PBS-1PRL  
617-283-4350

On Mar 21, 2019, at 7:25 AM, Tom (b) (6) <(b) (6)@verizon.net> wrote:

Mr. Forbes,

Morning. Appreciate the quick response.

VAS is taking the government's request for an extension under consideration and will get back to you.

Anything else just give me a call.

Tom

Sent from [Mail](#) for Windows 10

**From:** [Andrew Forbes - 1PRL](#)  
**Sent:** Wednesday, March 20, 2019 8:48 AM  
**To:** [Tom](#)  
**Cc:** [\(b\) \(6\)@aol.com](#); [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Hi Tom,

After speaking with Mike Strobel, we were anticipating the possibility of some flexibility by planning for a one year extension at the current rate. Is this something VAS would be interested in entertaining?

Andrew Forbes  
Realty Specialist  
U.S. General Services Administration  
Cell: (b) (6)

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On Tue, Mar 19, 2019 at 6:57 PM Tom <(b) (6)@verizon.net> wrote:

Mr. Forbes,

Nice to hear from you.

Apologize for not

getting back to you  
sooner.

VAS would appreciate  
discussing the current  
lease and the  
potential of an  
extension.

To further this effort  
and to save time for  
both parties request  
GSA provide all the  
details and  
information the  
government wishes to  
propose for a potential  
extension. Also,  
request all the  
particulars of any  
other issues GSA  
would like to discuss  
as it pertains to the  
current lease.

This will allow VAS to  
intelligently discuss  
the topics at hand  
once we connect.

Thanks for your  
assistance on this  
subject.

Tom

Sent from [Mail](#) for  
Windows 10

**From:** [Andrew Forbes](#)  
- 1PRL

**Sent:** Tuesday,  
March 19, 2019 11:08  
AM

**To:**  
(b) (6) @verizon.ne  
t; (b) (6) @aol.com

**Cc:** [Mark Shinto -](#)  
[1Prl](#); [Michael Strobel -](#)  
[1PRL](#)

**Subject:** Regarding  
current existing ICE  
Warwick Lease

Good Morning,


I'm reaching out on  
behalf of the leasing  
team here at GSA and  
wanted to speak with  
you about the  
possibility of  
discussing the current  
lease and potential  
extension. Would you  
have time to discuss  
today or tomorrow?

AndrewForbes  
Realty Specialist  
U.S. General Services

Administration

Cell: (b) (6)

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**Subject:** Fwd: Regarding current existing ICE Warwick Lease  
**Date:** Fri, 29 Mar 2019 16:02:28 -0400  
**From:** Michael Strobel - 1PRL <mike.strobel@gsa.gov>  
**To:** Andrew Forbes - 1PRL <andrew.forbes@gsa.gov>  
**Message-ID:** <CAE7-XU92DW7XuNeW4x5rX4vKOAok5YF8sgsX+s2JWPUFMvN-YQ@mail.gmail.com>  
**MD5:** 6e4a7c93380afd2fd4637a0235adf7d2  
**Attachments:** 2019 Lease Extension Signed.docx 

The VAS proposed rate is the same as the current rate.

R/  
Mike

----- Forwarded message -----

From: Tom <(b) (6)@verizon.net>  
Date: Fri, Mar 29, 2019 at 3:51 PM  
Subject: RE: Regarding current existing ICE Warwick Lease  
To: Andrew Forbes - 1PRL <andrew.forbes@gsa.gov>  
Cc: (b) (6)@aol.com, Michael Strobel - 1PRL <mike.strobel@gsa.gov>, Doreen Scola <(b) (6)@aol.com>

Mr. Forbes,

Afternoon.

Enclosed letter is in response to your inquiry concerning an extension of the current lease.

Any questions please do not hesitate to call.

Tom

Sent from [Mail](#) for Windows 10

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**From:** Andrew Forbes - 1PRL  
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**To:** Tom  
**Cc:** (b) (6)@aol.com; Michael Strobel - 1PRL; Doreen Scola  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Looking forward to it Tom. Have a good day and let me know.

Andrew Forbes

Realty Specialist

GSA-PBS-1PRL

(b) (6)

On Mar 21, 2019, at 7:25 AM, Tom <(b) (6)@verizon.net> wrote:

Mr. Forbes,

Morning. Appreciate the quick response.

VAS is taking the government's request for an extension under consideration and will get back to you.

Anything else just give me a call.



Tom

Sent from [Mail](#) for Windows 10

---

**From:** [Andrew Forbes - 1PRL](#)  
**Sent:** Wednesday, March 20, 2019 8:48 AM  
**To:** [Tom](#)  
**Cc:** [\(b\) \(6\)@aol.com](#); [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Hi Tom,

After speaking with Mike Strobel, we were anticipating the possibility of some flexibility by planning for a one year extension at the current rate. Is this something VAS would be interested in entertaining?

Andrew Forbes

Realty Specialist

U.S. General Services Administration

Cell: [\(b\) \(6\)](#)

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On Tue, Mar 19, 2019 at 6:57 PM Tom <[\(b\) \(6\)@verizon.net](#)> wrote:

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Nice to hear from you.

Apologize for not getting back to you sooner.

VAS would appreciate discussing the current lease and the potential of an extension.

To further this effort and to save time for both parties request GSA provide all the details and information the government wishes to propose for a potential extension. Also, request all the particulars of any other issues GSA would like to discuss as it pertains to the current lease.

This will allow VAS to intelligently discuss the topics at hand once we connect.

Thanks for your assistance on this subject.

Tom

Sent from [Mail](#) for Windows 10

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**From:** [Andrew Forbes - 1PRL](#)  
**Sent:** Tuesday, March 19, 2019 11:08 AM  
**To:** (b) (6)@verizon.net; (b) (6)@aol.com  
**Cc:** [Mark Shinto - 1PrI](#); [Michael Strobel - 1PRL](#)  
**Subject:** Regarding current existing ICE Warwick Lease

Good Morning,

I'm reaching out on behalf of the leasing team here at GSA and wanted to speak with you about the possibility of discussing the current lease and potential extension. Would you have time to discuss today or tomorrow?

AndrewForbes

Realty Specialist

U.S. General Services Administration

Cell: (b) (6)

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**Mike Strobel**

Lease Acquisition Officer, LCO

[Real Estate Acquisition Division](#)


[Public Buildings Service](#)  
[U.S. General Services Administration](#)

New England Region

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10 Causeway Street  
Boston, MA 02222  
617.565.7250 office  
(b) (6) cell  
617.565.7049 fax

GSA Leasing through a web portal.



**Subject:** Fwd: Regarding current existing ICE Warwick Lease  
**Date:** Mon, 8 Apr 2019 10:40:18 -0400  
**From:** Andrew Forbes - 1PTA <andrew.forbes@gsa.gov>  
**To:** Michael Strobel - 1PRL <mike.strobel@gsa.gov>  
**Message-ID:** <CANQtNdkBOMuAmXJ1tTHT8mFadYu2gQhWo852GRiO00V==G8oSQ@mail.gmail.com>  
**MD5:** c513f07daf87d3ceadc15523cb7de28f  
**Attachments:** 2019 Lease Extension Signed.docx 

Hey Mike,

I posed the idea of just a 12 month but this letter poses a 24 month firm term extension. Do we want to plan on doing that if balks at the 1 year?

Andrew Forbes

Realty Specialist  
U.S. General Services Administration  
Cell: (b) (6)

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**Date:** Fri, Mar 29, 2019 at 4:02 PM  
**Subject:** Fwd: Regarding current existing ICE Warwick Lease  
**To:** Andrew Forbes - 1PRL <andrew.forbes@gsa.gov>

The VAS proposed rate is the same as the current rate.

R/  
Mike

----- Forwarded message -----

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**Cc:** (b) (6) <(b) (6)@aol.com>, Michael Strobel - 1PRL <mike.strobel@gsa.gov>, Doreen Scola <(b) (6)@aol.com>

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Sent from [Mail](#) for Windows 10

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Andrew Forbes

Realty Specialist

GSA-PBS-1PRL

(b) (6)

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Andrew Forbes

Realty Specialist

U.S. General Services Administration

Cell: (b) (6)

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Good Morning,

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AndrewForbes

Realty Specialist

U.S. General Services Administration

Cell: (b) (7)(F)

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**Mike Strobel**

Lease Acquisition Officer, LCO

Real Estate Acquisition Division

Public Buildings Service

U.S. General Services Administration

New England Region

Thomas P. O'Neill, Jr. Fed. Bldg.

11th Floor

10 Causeway Street

Boston, MA 02222

617.565.7250 office

(b) (6) cell

617.565.7049 fax

GSA Leasing through a web portal.



**Subject:** RE: Regarding current existing ICE Warwick Lease  
**Date:** Fri, 29 Mar 2019 15:50:28 -0400  
**From:** Tom (b) (6) @verizon.net>  
**To:** Andrew Forbes - 1PRL <andrew.forbes@gsa.gov>  
**Cc:** (b) (6) @aol.com>, Michael Strobel - 1PRL <mike.strobel@gsa.gov>, Doreen Scola (b) (6) @aol.com>  
**Message-ID:** <5c9e7706.1c69fb81.f54c4.67deSMTPIN\_ADDED\_MISSING@mx.google.com>  
**MD5:** 4668825ab5f8838f6323e38d8b8b6021  
**Attachments:** 2019 Lease Extension Signed.docx 📎

Mr. Forbes,

Afternoon.

Enclosed letter is in response to your inquiry concerning an extension of the current lease.

Any questions please do not hesitate to call.

Tom

Sent from [Mail](#) for Windows 10

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**Sent:** Thursday, March 21, 2019 8:14 AM  
**To:** [Tom](#)  
**Cc:** (b) (6) @aol.com; [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Looking forward to it Tom. Have a good day and let me know.

Andrew Forbes

Realty Specialist

GSA-PBS-1PRL

(b) (6)

On Mar 21, 2019, at 7:25 AM, Tom <(b) (6) @verizon.net> wrote:

Mr. Forbes,

Morning. Appreciate the quick response.

VAS is taking the government's request for an extension under consideration and will get back to you.

Anything else just give me a call.

Tom

Sent from [Mail](#) for Windows 10

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**From:** [Andrew Forbes - 1PRL](#)  
**Sent:** Wednesday, March 20, 2019 8:48 AM  
**To:** [Tom](#)  
**Cc:** (b) (6) @aol.com; [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease



Hi Tom,

After speaking with Mike Strobel, we were anticipating the possibility of some flexibility by planning for a one year extension at the current rate. Is this something VAS would be interested in entertaining?

Andrew Forbes

Realty Specialist

U.S. General Services Administration

Cell: (b) (6)

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On Tue, Mar 19, 2019 at 6:57 PM Tom <(b) (6)@verizon.net> wrote:

Mr. Forbes,

Nice to hear from you.

Apologize for not getting back to you sooner.

VAS would appreciate discussing the current lease and the potential of an extension.

To further this effort and to save time for both parties request GSA provide all the details and information the government wishes to propose for a potential extension. Also, request all the particulars of any other issues GSA would like to discuss as it pertains to the current lease.

This will allow VAS to intelligently discuss the topics at hand once we connect.

Thanks for your assistance on this subject.

Tom

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**From:** [Andrew Forbes - 1PRL](#)

**Sent:** Tuesday, March 19, 2019 11:08 AM

**To:** (b) (6)@verizon.net; (b) (6)@aol.com

**Cc:** [Mark Shinto - 1Prl](#); [Michael Strobel - 1PRL](#)

**Subject:** Regarding current existing ICE Warwick Lease

Good Morning,

I'm reaching out on behalf of the leasing team here at GSA and wanted to speak with you about the possibility of discussing the current lease and potential extension. Would you have time to discuss today or tomorrow?

AndrewForbes

Realty Specialist

U.S. General Services Administration

Cell: (b) (6)

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**Subject:** RE: Regarding current existing ICE Warwick Lease  
**Date:** Thu, 25 Apr 2019 15:15:48 -0400  
**From:** Tom (b) (6) @verizon.net>  
**To:** Andrew Forbes - 1PTA <andrew.forbes@gsa.gov>  
**Cc:** (b) (6)@aol.com" (b) (6)@aol.com>, Michael Strobel - 1PRL <mike.strobel@gsa.gov>, Doreen Scola (b) (6)@aol.com>  
**Message-ID:** <5cc20768.1c69fb81.704e2.69caSMTPIN\_ADDED\_MISSING@mx.google.com>  
**MD5:** 152a22853f56c86a6dba34d59ad971d4  
**Attachments:** 2019 Lease Extension 2nd Offer Signed.docx.pdf 📎

Mr. Forbes,

Afternoon. Enclosed is the VAS response to the Government extension offer.

Tom

Sent from [Mail](#) for Windows 10

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**From:** [Tom](#)  
**Sent:** Wednesday, April 24, 2019 4:33 PM  
**To:** [Andrew Forbes - 1PTA](#)  
**Cc:** (b) (6)@aol.com; [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** RE: Regarding current existing ICE Warwick Lease

Mr. Forbes,

Afternoon.

Appreciate the reminder. Time flies when you're having fun. VAS is in the process of reviewing the Government proposal and will have a response for you in the near future.

Tom

Sent from [Mail](#) for Windows 10

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**From:** [Andrew Forbes - 1PTA](#)  
**Sent:** Wednesday, April 24, 2019 9:03 AM  
**To:** [Tom](#)  
**Cc:** (b) (6)@aol.com; [Michael Strobel - 1PRL](#); [Doreen Scola](#)  
**Subject:** Re: Regarding current existing ICE Warwick Lease

Hi Tom,

Any chance you've reviewed our proposal any further? To reiterate again, it's a proposal of a 24 month extension, with 18 months of those firm, with termination notice period beginning in month 15 of the extension with rent to remain the same. Thanks.

Andrew Forbes

Asset Manager

Portfolio Management Division

Public Buildings Service

New England Region

U.S. General Services Administration

10 Causeway Street, Room 1100

Boston, MA 02222

Cell: (b) (6)

Desk: 617-531-9101

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On Thu, Apr 18, 2019 at 8:24 AM Andrew Forbes - 1PTA <[andrew.forbes@gsa.gov](mailto:andrew.forbes@gsa.gov)> wrote:

And just to be clear, we will have proposed termination rights three months prior to the firm term ending. So in this case, we would need to give the termination notice by July 31st(approx) for the firm term ending October 31st, in the event we need to give notice early.

Andrew Forbes

Realty Specialist

GSA-PBS-1PRL

(b) (6)

On Apr 17, 2019, at 5:11 PM, Tom <(b) (6)@verizon.net> wrote:

Mr. Forbes,

Afternoon.

Just want to be clear; GSA is requesting an extension of the current lease and proposing a 24 month term of which 18 months is firm and 6 months soft term, correct?

What is the proposed termination right in the soft term?

Tom

Sent from [Mail](#) for Windows 10

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**From:** [Andrew Forbes - 1PTA](#)

**Sent:** Tuesday, April 16, 2019 5:03 PM

**To:** [Tom](#)

**Cc:** (b) (6)@aol.com; [Michael Strobel - 1PRL](#); [Doreen Scola](#)

**Subject:** Re: Regarding current existing ICE Warwick Lease

Hi Tom

After speaking with our leasing leadership here in Region 1, the GSA would entertain the possibility of a 24 month extension with 18 months of that firm at the current rate.

Andrew Forbes

Realty Specialist

GSA-PBS-1PRL

(b) (6)

On Apr 12, 2019, at 4:24 PM, Tom (b) (6) <[@verizon.net](mailto:(b) (6)@verizon.net)> wrote:

Mr. Forbes,

Afternoon.

VAS appreciates your proactive stance and looks forward to seeing the documents for the proposed lease extension. There is a point that we wish to clarify in that the price quoted in the VAS proposal is for the 24 month firm term.

We would like to have the extension in place before the current lease expires so a prompt response would be appreciated.

Again, VAS looks forward to the Government proposal.

Tom

Sent from [Mail](#) for Windows 10

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**From:** [Andrew Forbes - 1PTA](#)

**Sent:** Monday, April 8, 2019 10:29 AM

**To:** [Tom](#)

**Cc:** (b) (6) <[@aol.com](mailto:(b) (6)@aol.com)>; [Michael Strobel - 1PRL](#); [Doreen Scola](#)

**Subject:** Re: Regarding current existing ICE Warwick Lease

Hello,

Sorry about that. Just returned from a trip. We plan on extending for a year at this point as this is our expected time for completion of construction to be finalized prior to that. I will draft the documents for your review and for execution. Thank you kindly.

Andrew Forbes

Realty Specialist

U.S. General Services Administration

Cell: (b) (6)

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On Fri, Mar 29, 2019 at 3:51 PM Tom (b) (6) <(b) (6)@verizon.net> wrote:

Mr. Forbes,

Afternoon.

Enclosed letter is in response to your inquiry concerning an extension of the current lease.

Any questions please do not hesitate to call.

Tom

Sent from [Mail](#) for Windows 10

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**From:** [Andrew Forbes - 1PRL](#)

**Sent:** Thursday, March 21, 2019 8:14 AM

**To:** [Tom](#)

**Cc:** (b) (6) <(b) (6)@aol.com>; [Michael Strobel - 1PRL](#); [Doreen Scola](#)

**Subject:** Re: Regarding current existing ICE Warwick Lease

Looking forward to it Tom. Have a good day and let me know.

Andrew Forbes

Realty Specialist

GSA-PBS-1PRL

(b) (6)

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AndrewForbes

Realty Specialist

U.S. General Services  
Administration

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